

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

**February 17, 2026
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, January 20, 2026
4. Communications
5. New Business
 - a. Consider a Resolution Evidencing the Authority's Intent to Establish and Implement an Artificial Intelligence (AI) Policy
 - b. Consider a Resolution for Authorization to Administer Second Round of HOME- American Rescue Plan (ARP) Funding
6. Report to the Board
7. Closed session in accordance with the Virginia Freedom of Information Act, Code of Virginia, Section 2.2-3711
8. Consider adoption of resolution certifying a Closed Meeting in conformity with Virginia law.
9. Any other business to come before the Board.
 - Comments from the Public: (*Time limit 5 Minutes*)
10. Adjournment

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
January 20, 2026**

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 8:34 a.m. on Tuesday, January 20, 2026.

Pledge of Allegiance

Commissioner 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 Chair, Dr. Wallace-Davis, and those present were as follows:

Commissioners present: -

Dr. Lisa Wallace-Davis
Thaddeus Holloman
William Black
George Knight
Alonzo Bell

Also present:

Raymond H. Suttle, Jr.
Kaufman & Canoles, P.C.

Lysandra M. Shaw
Executive Director

Ronald Jackson
Executive Deputy Director

Lisa Dessoffy, Director
Finance

Tera Lockley
Director of Housing

Felicia Simmons, Director
Administrative Services

Kayonia M. Betts
Executive Assistant

Tricia Wilson
City of Newport News

Justin Orié
NNRHA IT Department

**Approval of Minutes
December 16, 2025**

Commissioner Bell moved that the minutes of the regular meeting of the Board of Commissioners held on December 16, 2025, be approved. The motion was seconded by Commissioner Black and passed with a unanimous vote.

**Acknowledgement of
Service**

Ms. Shaw formally expressed her appreciation to the Chair, Dr. Wallace-Davis, for her service as Chairperson to the NNRHA Board and to the organization. Her dedicated work, humility in leadership, and exemplary conduct were acknowledged, along with gratitude for her continued support.

Election of Officers

Commissioner Black made a motion to nominate Commissioner Thaddeus Holloman to the position of Chairman. The motion was seconded by Commissioner Knight and passed with a unanimous vote.

Commissioner Black made a motion to nominate Commissioner Alonzo Bell to the position of Vice Chairman. The motion was seconded by Commissioner Knight and passed with a unanimous vote.

No other nominations were made from the floor.

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
January 20, 2026**

Commissioner Holloman made a motion to reaffirm the appointment of Lysandra M. Shaw to the position of Secretary-Treasurer. The motion was seconded by Commissioner Bell and passed with a unanimous vote.

New Business

**The Board of
Commissioners of
the Newport News
Redevelopment and
Housing Authority
submission of the
FY 25 Section Eight
(8) Management
Assessment
Program (SEMAP)
certifications**

The Board was provided copies of a resolution authorizing the submission of the Section Eight (8) Management Assessment Program (SEMAP) certification. The Executive Director reported that the U.S. Department of Housing and Urban Development (HUD) requires housing authorities to submit SEMAP certifications within 60 calendar days following the close of each fiscal year.

Staff have continued to focus on improving performance and increasing feedback scores. For the period ending December 31, 2025, the Authority received a SEMAP score of 125 points, or 86%, which HUD designates as a Standard Performer. This reflects an improvement over the prior year's score of 83%. A minimum score of 90% is required to achieve High Performer status.

The attached certification must be approved by a board resolution and signed by the Executive Director and Board Chairman and submitted through PIC no later than March 1, 2026.

Ms. Shaw recommended the approval of the attached resolution.

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

Resolution was tabled for February 17, 2026's Board meeting

**The Board of
Commissioners of
the Newport News
Redevelopment and
Housing Authority
Evidencing the
Authority's Intent to
Establish and
Implement Artificial
Intelligence (AI)
Policy**

**The Board of
Commissioners of
the Newport News
Redevelopment and
Housing Authority
Authorizing the
Formation of the
Orcutt TH 30 LLC as
Successor Limited
Partner in the Orcutt
Townhomes III L.P.
and Requesting
Newport News City
Council Approval of
this Proposed Entity**

The Board was provided copies of a resolution authorizing the formation of Orcutt TH 30, LLC as successor limited partner in the Orcutt Townhomes III, L.P. Orcutt Townhomes III is a 30-unit LIHTC property placed in service in 2011. The required 15-year compliance period has been completed, and the current investor and special limited partners have requested to voluntarily withdraw after fulfilling their partnership obligations. To ensure continued operation of the property, a successor limited partner must be established. Thus, in accordance with Title 36 of the Code of Virginia, which governs actions of PHAs in the State, this proposed resolution requests that the Board of Commissioners consider the formation of the Orcutt TH 30 L.L.C., and their recommendation that the City Council likewise approve this proposed action. This entity will be wholly owned by NNRHA. The general (managing) partner of the Partnership will continue to be the Orcutt Townhomes Phase III Development Corporation, which is governed by a Board of Directors comprised of the members of the NNRHA Board of Commissioners. The NNRHA Executive Director will continue to serve as President of the corporation, similar to previous tax credit developments in the community. A meeting of the corporation will be held on January 20, 2026, to consider the entry of the Orcutt TH 30 L.L.C. into the partnership subject to Board and City Council approval of this entity.

Ms. Shaw recommended approval of the attached resolution.

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
January 20, 2026**

Commissioner Bell made a motion to approve the resolution. Commissioner Knight 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

Mr. Jackson reported that the Annual Action Plan process for FY 2026–2027 began in January and will conclude in mid-July. The process includes coordination with community nonprofit organizations seeking funding. In December 2025, task schedules for the CDBG application process were developed, and a public notice was prepared for publication.

Approximately 97.5% of the \$4M SPARC program allocation has been expended. The current funding cycle runs from July 1, 2025, through June 30, 2026. To date, approximately \$3.9 million has been utilized, primarily to buy down interest rates for qualified homebuyers.

The Marshall–Ridley Residential Façade Program is a \$2.1 million grant program designed to assist owner-occupied homeowners within the Choice Neighborhood Initiative area with exterior home improvements. The program has been highly successful, receiving 163 applications across two rounds and completing 76 projects to date. Approximately \$1.6 million has been expended, with approximately \$400,000 remaining.

Maintenance and capital improvement efforts are ongoing across multiple properties. At Ashe Manor, work is progressing with current evaluations focused on replacing the chiller and unit HVAC systems. A bid package addressing capital improvements at Pinecroft Apartments is expected to be developed soon, while routine maintenance continues in the interim. Project start dates and timelines will be established once evaluations are complete. Improvements will enhance the long-term performance and durability of the properties.

Mr. Jackson also reported that, following extensive RAD conversions, approximately 799 public housing units remain. Rather than addressing these properties individually, NNRHA plans to develop a comprehensive asset repositioning strategy to guide mid- and long-term planning and prioritize future actions. Discussions are ongoing, and staff anticipate issuing a Request for Proposals for an asset repositioning advisor by February, with proposals expected within 60 days. The selected advisor would evaluate the remaining public housing portfolio and provide a strategic plan for future repositioning.

Asset repositioning was explained as the process of transitioning properties from the public housing funding platform to alternative subsidy models, such as project-based vouchers or project-based rental assistance. This approach reduces reliance on insufficient public housing Capital Funds and allows access to private financing and other funding sources for renovations and long-term maintenance. The goal is to ensure safe, sanitary housing and proactive planning for aging properties.

Additionally, questions were addressed regarding the SPARC program, noting that high demand has resulted in rapid expenditure of funds early in the fiscal year. To maximize utilization, the program was opened to other jurisdictions. Virginia Housing may reallocate funds from underutilized areas to high-performing programs, and additional funding may become available later in the fiscal year for Newport News residents if demand continues.

Ms. Lockley reported the NNRHA Controlled Multi-Family Properties Waitlist data as follows: There are 235 Public Housing applications, 62 of which are approved leaving 183 pending applications. The Housing Choice Voucher program has 4242 applications, of which 78 were approved with 4164 pending. During the month of December, the Public Housing program housed 6 new applicants. The Housing Choice Voucher Program housed 27 new applicants for a total of 33 new applicants housed. The Public Housing program is currently occupied at 95% and the Housing Choice Voucher program is currently at 84%. The MOD Rehab Program, which includes Warwick SRO, is 98% occupied. All of the apartment affordable housing communities are occupied at 91% on average.

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
January 20, 2026**

Ms. Lockley also reported that in December, the Community Resources Department coordinated with the Omega Psi Phi Fraternity, Kappa Iota Iota Chapter, which donated coats and Christmas baskets to residents.

Ms. Dessoify reported that preparations are underway for the upcoming audits, including the tax credit audit and the Housing Authority audit. Both audits will cover the period from January through December 2025, and information requests will be sent to all departments. Ms. Dessoify also expressed appreciation to Commissioner Wallace-Davis for her leadership as Board Chair.

Ms. Shaw added that Housing Choice Voucher utilization has decreased to approximately 84 percent. This decline is attributed to ongoing efforts to clean up the program through the End of Program (EOP) process, which involves removing participants who were improperly listed or no longer eligible. While this has temporarily reduced utilization rates, it was noted that these actions are necessary to improve program integrity and ensure long-term stability and compliance.

Ms. Simmons reported that a Request for Proposals for Phase II of the Marshall Courts project was issued and closed on December 12, 2025. A separate Request for Proposals for the Oyster Point renovations is currently open and scheduled to close on February 6, 2026. Ms. Simmons also provided an update on implementation of the Yardi Marketplace platform, noting that the pilot program has launched successfully. One vendor is currently live, purchase orders have been processed, and the system is operating smoothly. Yardi has also agreed to provide expanded training at no cost to support continued use of the platform.

Ms. Shaw reported that occupancy at the Lift and Rise on Jefferson remains steady. The 2800 building is at 90% occupancy with 38 of 42 units leased, and the 2700 building is nearly fully leased at 95%. One commercial space has a signed lease, and there is strong potential for a second, with an announcement expected once it is finalized.

Legacy Landing, Phase III-R is fully leased with all 71 units occupied, while Phase IV-R has 37 of 84 units leased. Temporary Certificates of Occupancy (TCOS) have been issued for the entire community, with permanent certificates pending completion of stormwater and trail work.

CNI IV-R construction is 99% complete and the infrastructure is approximately 93% complete. The Wellness Trail is 90% complete, and all retail spaces are 100% finished. Phase V – Downtown groundbreaking and closing were slightly delayed due to the environmental review process with the Department of Housing and Community Development; the groundbreaking is now scheduled for late February or early March, with Board invitations to follow.

USI has assessed 210 families and continues outreach to engage additional families, supporting housing stability and connecting residents to education, health, wellness, and social services.

No Closed Session

Other Business

Commissioner Holloman reported that Ms. Shaw recently completed the Executive Director Education Program. This program is an 18-month, 10-course national program sponsored by the Public Housing Authority Directors Association in partnership with Rutgers University, equipping executive directors with leadership competencies.

Commissioner Holloman expressed his appreciation to Chairperson Wallace-Davis for her long-standing leadership and service on the Board.

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
January 20, 2026**

Adjournment

There being no other business to come before the Board, the Chairperson adjourned the meeting at 8:42am.

Secretary-Treasurer

ITEM NO. 4

Communications



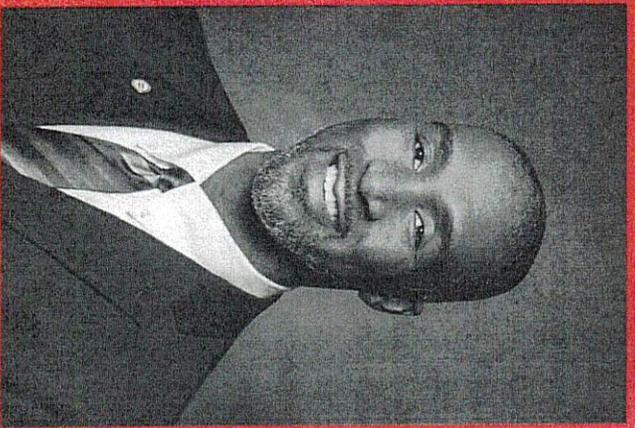
R.E.D. ACCADEMY

Hampton

Roads

ARON THOMPSON

R.E.D. Academy
Executive Director



The time to engage, participate, mentor, and strategically focus on equitable action is now. No more rhetoric or window dressing only true actionable pathways to establishing inclusion into spaces that haven't been accessible.

Real estate development has been one of those spaces but with disruptive support is how we bring the action to fruition. It matters what we do right now as a collective partnership in creating what we have discussed.

The preservation of this Academy is doing what we know is needed, timely, and righteous. Please engage, participate, mentor, promote, and become a strategic partner in the R.E.D. Academy®

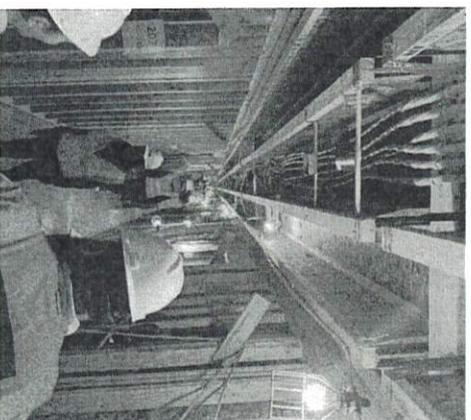
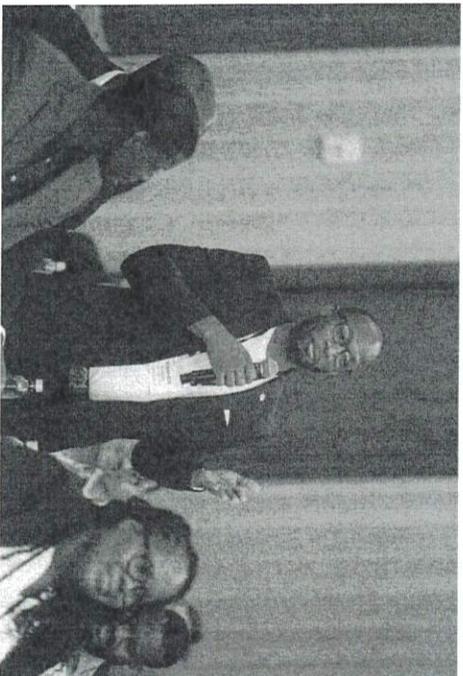
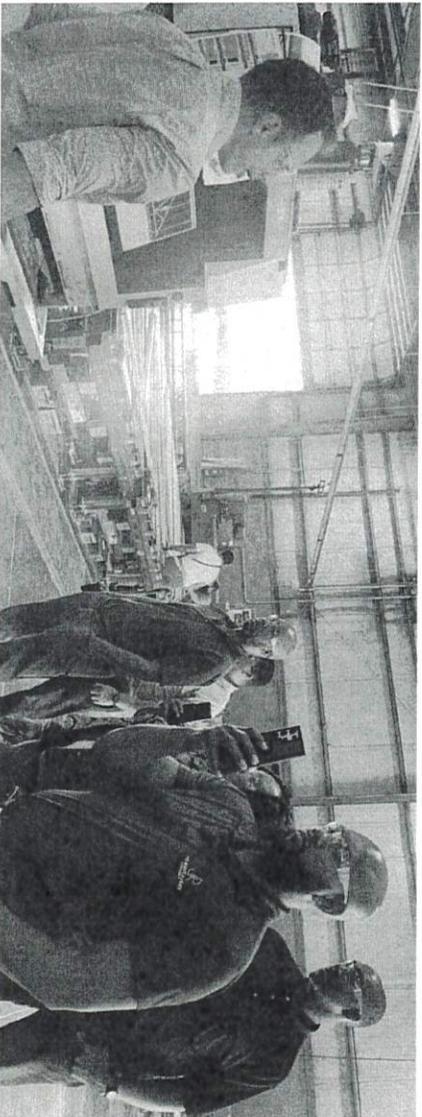


A BIT ABOUT **R.E.D. ACADEMY®**

The R.E.D. Academy® program originated in Middle Tennessee and was established to assist emerging real estate developers with a chance to succeed and get an opportunity to participate in the great economic boom in Middle Tennessee.

R.E.D. Academy® has grown from just a vision of facilitating emerging real estate developers with the knowledge to do affordable housing projects and providing pre-development capital for said projects to a well-known secret that is expanding the vision of what projects can be, who they affect, and how to touch more lives than just the developers in the cohort.

This program is shifting mindsets, opportunities, execution, engagement, collaboration, and equity.



amazon
HOUSING EQUITY FUND

HOUSING NASHVILLE

A Conversation with Nashville's
Housing and Development Experts



MISSION AND IMPACT



EMPOWERING EMERGING REAL ESTATE DEVELOPERS

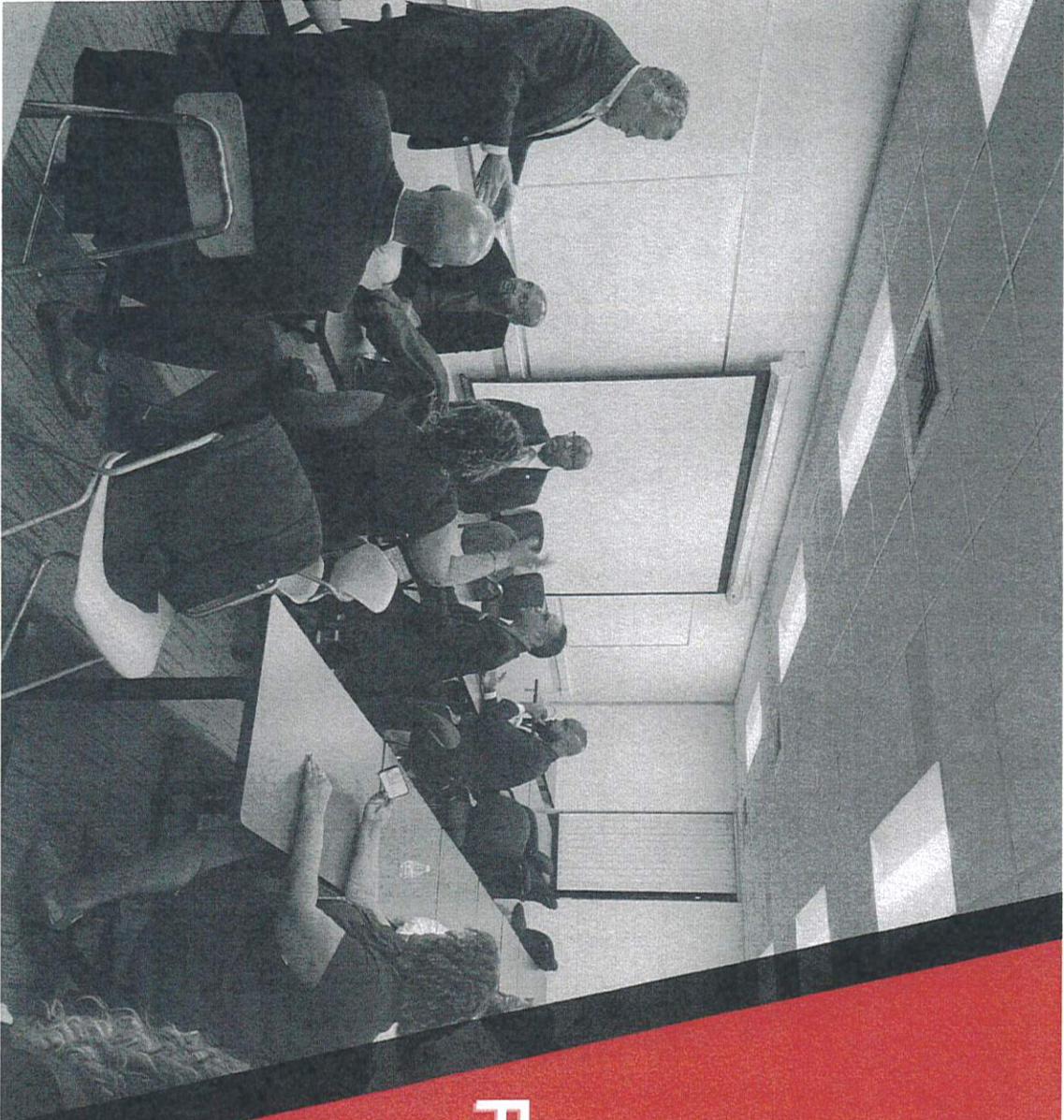


MISSION

To assist emerging real estate developers with an opportunity to scale up their businesses and projects with a focus on affordable housing. The Academy aims to empower emerging developers with opportunities to create, grow, and thrive through knowledge, mentorship, and capital. We aim to increase the affordable housing stock and increase equity for real estate developers and the community.

TRANSFORMATIVE IMPACT

The Academy believes actionable pathways aimed at equity are essential to bringing inclusion to previously inaccessible places. By establishing a program rooted in economic development at all facets and unparalleled educational opportunities, our real estate development strategy will continue to use community support to bring action to fruition by making tools, training, and applicable funding available to assist emerging real estate developers to further advance their impact on the communities they call home.



PROGRAM SUMMARY



PROGRAM TIMELINE



Timeline

18 Months to 20 Months

Key Areas

Training, Mentorship, Financing

Target Audience

Emerging real estate developers
in MSA
with experience

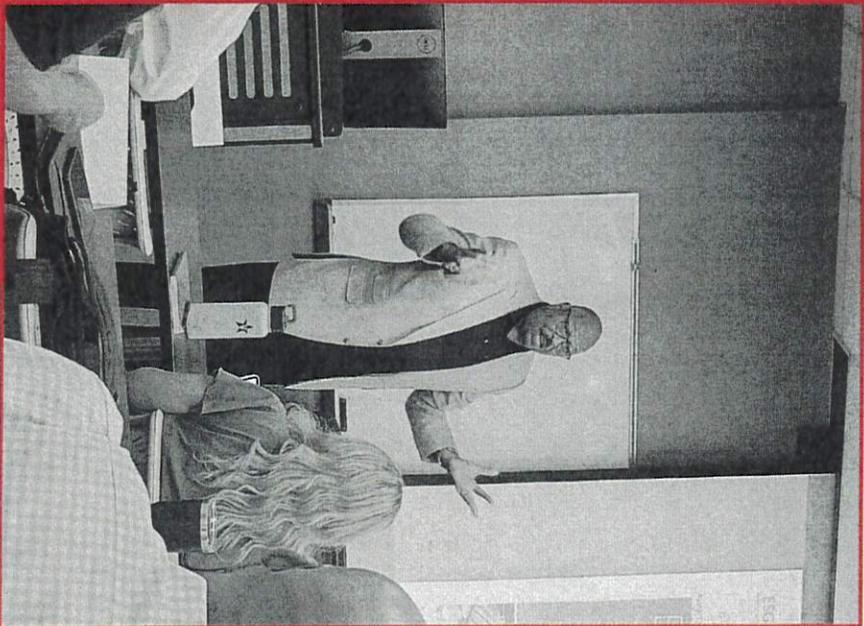
Program Size

10 – 15 Fellows
(Participants in program)

Program Staff

Local Program Manager





TRAINING MODULES

Approximately ten weeks per module

Module One Foundations

This module identifies best practices of business governance, back office organization, and branding specifications. In addition, early identification of asset type alignment

Module Two Business

This module offers guidelines for working with local and state agencies, CDFIs, and CDEs.

Module Three Finance

This module, structured around proformas and financial modeling, facilitates an understanding of the numbers as well as local and state funding opportunities.

Module Four Law & Policy

This module explores the policy framework that defines what housing is and how the requirements shape the decisions.

Module Five Sustainability

This module focuses on how real estate development is influenced by environmental, sustainable, and governance factors.

Module Six Construction

This module identifies industry standards and regulatory requirements.

PARTNERING WITH R.E.D. ACADEMY®

The program is set up specifically for the targeted MSA. The program has the ability and opportunity to help shape the real estate market landscape in your community for years. This program can show your community as the leader that you are.



PROS

- The program is an economic development driver. Adding more and different housing stock into the community.
- The program is a workforce development driver. Corporations are looking for quality workers who need quality housing.
- The program is an education driver. Solving housing eliminates being cost burden and allows income for targeted expenses.



CONS

- The program is one of a kind. Moving the impact needle might be new.
- The program is diversifying the field. Changing the status quo isn't easy but well worth the journey.
- The program needs the community support. Getting people involved early and often won't be easy



OPPORTUNITIES

- Partner with local foundations, corporate partners, municipalities, and trade associations to show the commitment to solving multiple challenges. Commit to making R.E.D. Academy a possibility in your community.



ITEM NUMBER 5

New Business

- a. Consider a Resolution Evidencing the Authority's Intent to Establish and Implement an Artificial Intelligence (AI) Policy
- b. Consider a Resolution for Authorization to Administer Second Round of HOME – American Rescue Plan (ARP) Funding

NEWPORT NEWS REDEVELOPMENT & HOUSING AUTHORITY**MEMORANDUM**

DATE: January 13, 2026

TO: Board of Commissioners

FROM: Lysandra M. Shaw 
Executive Director

SUBJECT: Artificial Intelligence (AI) Policy

The purpose of this memorandum is to provide background and context regarding the proposed resolution evidencing the Newport News Redevelopment & Housing Authority's intent to establish and implement an Artificial Intelligence (AI) Policy.

As technology continues to evolve, Artificial Intelligence tools are increasingly being used by public agencies to improve operational efficiency, data analysis, service delivery, and internal workflows. While AI presents opportunities to enhance productivity and effectiveness, it also introduces considerations related to data privacy, cybersecurity, ethical use, transparency, and regulatory compliance.

The proposed resolution does not authorize the immediate implementation of specific AI tools. Rather, it formally acknowledges the Authority's intent to develop a comprehensive AI Policy that will establish clear guidelines for evaluating, approving, and governing the use of AI technologies across the organization. This policy will ensure that any future use of AI aligns with the Authority's mission, protects sensitive information, and complies with applicable federal, state, and local requirements.

The attached resolution and AI Policy are recommended for approval.

Attachments

**A RESOLUTION OF THE NEWPORT NEWS REDEVELOPMENT & HOUSING
AUTHORITY EVIDENCING THE AUTHORITY'S INTENT TO ESTABLISH AND
IMPLEMENT AN ARTIFICIAL INTELLIGENCE (AI) POLICY**

WHEREAS, the Newport News Redevelopment & Housing Authority ("NNRHA" or "Authority") recognizes the increasing use of Artificial Intelligence (AI) technologies across public and private sectors to improve operational efficiency, service delivery, data analysis, and decision-making; and

WHEREAS, the Authority acknowledges that the use of AI technologies presents both opportunities and risks, including considerations related to data privacy, security, ethical use, transparency, accountability, and compliance with applicable federal, state, and local laws and regulations; and

WHEREAS, the NNRHA desires to ensure that any use of AI by the staff is conducted in a responsible, ethical, and secure manner that aligns with the Authority's mission, values, and obligations to residents, employees, and the public; and

WHEREAS, the establishment of a formal Artificial Intelligence Policy will provide guidance for the appropriate evaluation, adoption, implementation, and oversight of AI tools and systems used by the Authority; and

WHEREAS, such a policy will promote consistency, governance, and risk management while supporting innovation and operational effectiveness.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Newport News Redevelopment & Housing Authority that the Authority hereby evidences its intent to establish and implement an Artificial Intelligence (AI) Policy; and that the Executive Director, or designee, has developed and is presenting an Artificial Intelligence Policy for review and approval by the Board of Commissioners, consistent with applicable laws, regulations, and best practices; and that this resolution shall take effect immediately upon its adoption.



Artificial Intelligence (AI) Use Policy

Effective Date: Immediately

Approved By: _____ Date _____

Applies To: All Employees, Contractors, Temp Agency Employees, Interns, & Volunteers

Definitions:

- **Artificial Intelligence (AI):** The broad field of computer science focused on creating systems that can perform tasks that typically require human intelligence, such as learning, reasoning, and problem-solving.
- **Machine Learning (ML):** A subset of AI where systems learn from data to identify patterns and make decisions with minimal human intervention.
- **Chatbot:** A computer program designed to simulate conversation with human users, especially over the internet.
- **Algorithm:** A set of instructions or rules followed by an AI system to process data, solve problems, or make predictions.
- **Bias:** Systematic and unfair prejudice in an AI system's outcomes that arises from flawed data or algorithmic design. This can lead to discrimination against certain groups based on race, gender, or other characteristics.
- **Fairness:** The principle that an AI system should operate impartially and without discrimination. This involves ensuring that outcomes are equitable and do not unjustly harm any individual or group.

- **Personally Identifiable Information (PII):** Includes any data that can be used to distinguish or trace an individual's identity, either alone or when combined with other personal or identifying information. Examples include:
 - Full names, addresses, and phone numbers
 - Social Security numbers
 - Birthdates
 - Tenant IDs or case numbers
 - Financial information
 - Health or disability-related information
 - Any unique identifiers tied to a resident's file or household
- **Data Privacy:** The ethical and legal obligation to protect personal data during its collection, processing, and storage by AI systems. This includes respecting user consent and transparency regarding data usage.
- **Data Minimization:** The practice of collecting only the necessary data for a specific purpose, reducing the risk of overexposure and aiding compliance with privacy regulations.
- **Data Security:** Measures taken to protect data used by AI systems from unauthorized access, breaches, and misuse.
- **AI Risk Assessment:** The process of identifying, analyzing, and mitigating potential threats and vulnerabilities associated with AI technologies.

I. Purpose

The Newport News Redevelopment & Housing Authority (NNRHA) recognizes the potential value of artificial intelligence (AI) platforms such as ChatGPT, Microsoft Copilot, Google Gemini and similar tools in improving efficiency and communication. However, with this opportunity comes the obligation to protect the personally identifiable information (PII) and privacy of the residents we serve.

This policy outlines the ethical use, deployment, and management of artificial intelligence (AI) technologies in the NNRHA. AI technologies may be used to enhance the delivery of public services, and all personnel using AI technologies must ensure transparency, accountability, and protection of residents' rights. This policy safeguards not just data—but the trust placed in NNRHA by residents, community partners and others. It establishes clear rules and expectations for the responsible use of AI tools by individuals who have access to resident data.

II. Policy

This policy applies to all NNRHA personnel and departments, to also include those who may access or manage sensitive resident information and use AI tools in the course of their work. It includes, but is not limited to: full-time and part-time staff, independent contractors, temp agency employees, interns, volunteers, and board members (when acting in an operational capacity).

A. Ethical Principles

AI technologies deployed by NNRHA shall adhere to these core ethical guidelines:

1. **Fairness:** AI systems shall not perpetuate or exacerbate discrimination or bias. Efforts shall be made to ensure equitable access and treatment of all citizens.
2. **Transparency:** The purpose, scope, and function of AI systems that are in use shall be clearly communicated to the public. Citizens shall be advised when they are interacting with AI.
3. **Accountability:** AI systems shall be subject to human oversight, and staff shall be accountable for the outcomes of AI-based decisions.
4. **Privacy:** AI systems, and use of AI systems by staff, must adhere to federal, state, and local privacy laws, to include protecting the personal data of citizens from unauthorized access or misuse.
5. **Security:** AI systems shall be developed and maintained with strong security protocols and data minimization to prevent cyber-attacks, misuse, or unauthorized access.

B. Permitted Use

NNRHA personnel may use AI tools to support their work, provided they adhere to all the following requirements:

1. AI tools may be used for drafting general content, brainstorming ideas, summarizing policies, daily administrative tasks or enhancing productivity.
2. All AI-generated content must be reviewed by a staff member before it is used in official communications.
3. Use of AI tools must align with HUD guidance and the NNRHA's cybersecurity standards.
4. **Customer Engagement:** AI may improve communication with residents through automated systems such as chatbots, customer service platforms, or public feedback collection.

C. Prohibited Use

NNRHA personnel may not:

1. Enter PII or confidential resident information into any AI tool that is not specifically authorized by the NNRHA.
2. Use any AI tool to analyze, summarize, or process resident files or communications containing PII.
3. Use AI tools to make decisions about resident eligibility, tenant screening, compliance, or enforcement without human oversight.
4. Enter any PII or case-related information into publicly available AI tools. This applies to PII for all residents, employees, contractors, or volunteers.
5. Enter unaudited financial statements into any AI model without the prior written approval of the Executive Director (E.D.).
6. Use unauthorized AI platforms or browser plugins on NNRHA-managed systems.
7. Use AI to impersonate residents or automate communication on their behalf without prior approval.
8. Use algorithms which can create bias based on race, color, religion, sex, national origin, family status or disability

D. Accountability & Oversight

1. Supervisors are responsible for ensuring their team's compliance with this policy and for immediate reporting of violations of this policy
2. The Executive Director will review AI platform usage and this policy annually.
3. Department of Human Resources is responsible for maintaining the policy and making it accessible.
4. Department of Information Technology is responsible for the implementation, monitoring and evaluation of this policy.
5. Violations may result in disciplinary action, including suspension, termination, and legal referral.

E. Training & Awareness

NNRHA shall implement training programs for personnel to ensure AI users are equipped with the knowledge and skills necessary to manage and oversee AI technologies. Training shall include:

1. The ethical principles of AI.

2. The technical capabilities, limitations and machine learning of AI systems.
3. Legal requirements surrounding data privacy, security, and the responsible use of AI.

F. Security & Confidentiality

1. AI platforms must only be accessed on secure, NNRHA-managed devices.
2. All staff must complete annual training on AI use, data privacy, and cybersecurity.
3. Any suspected breaches or improper AI use must be reported immediately.
4. The Department of Information Technology shall establish and maintain guidelines and rules of use that include:
 - a. Risk Assessment: such as ethical concerns, privacy implications, bias, and use in consequential decision-making in collaboration with other agencies as needed
 - b. Review Process: review and submit for approval AI usage and implementation.
 - c. Monitoring: ensure compliance with this policy, guidelines and rules of use; provide operational monitoring for performance, fairness, and security of AI systems.
 - d. Ensure that Data Privacy and Security of AI systems comply with applicable data privacy laws.
5. When purchasing AI technologies, the NNRHA shall:
 - a. Comply with any applicable procurement requirements.
 - b. Conduct a thorough evaluation of products and services to ensure AI systems meet ethical and legal standards.
 - c. Utilize suppliers that incorporate fairness, transparency, and explain ability into their AI systems.
 - d. Require suppliers to provide documentation of their AI systems, including algorithms, training data, and any known biases.

G. Questions & Exceptions

1. Requests for clarification or exceptions must be submitted in writing to the Executive Director- No exceptions are valid without written approval.

H. Acknowledgement Of Understanding

1. All NNRHA personnel must sign an acknowledgment form confirming they have read, understand, and agree to comply with this policy.

I. Regulatory Basis

1. This policy is guided by relevant federal privacy and technology regulations, including:
 - HUD Handbook 2400.25 Rev 4 (Privacy Protection Guidance)
 - The Privacy Act of 1974

J. Examples of Acceptable vs. Unacceptable Use

1. To reduce ambiguity, the following table provides examples of how AI tools may or may not be used in accordance with this policy:

Scenario	Allowed?	Notes
Using ChatGPT to draft a newsletter intro	✔	As long as no PII is shared
Summarizing a resident complaint via AI	✘	Involves confidential details
Asking AI to suggest general policy language	✔	For internal brainstorming only
Entering income verification data into Copilot	✘	Prohibited without secure platform approval

K. Onboarding and Training

1. This policy will be introduced during employee onboarding and reviewed annually as part of compliance training. Employees are expected to certify their understanding and agreement to comply each year.

L. Feedback and Improvement

1. NNRHA encourages staff to report any challenges, questions, or suggestions regarding the use of AI. Feedback will be considered in future policy revisions to ensure the approach remains practical and relevant.

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY**MEMORANDUM**

DATE: February 17, 2026

TO: Board of Commissioners

FROM: Lysandra M. Shaw, Executive Director 

SUBJECT: Authorization to Administer Unallocated HOME- American Rescue Plan (ARP) Funding

The Newport News Redevelopment and Housing Authority (NNRHA) is allocating additional HOME Investment Partnerships – American Rescue Plan (HOME-ARP) funds from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$1,917,514.

HOME-ARP funds are authorized under Section 3205 of the American Rescue Plan Act of 2021 and are governed by 24 CFR Part 92, as modified by HUD Notice CPD-21-10 and subsequent guidance. These funds are designated to assist individuals and families experiencing homelessness, those at risk of homelessness, and other vulnerable populations impacted by COVID-19.

The purpose of this resolution is to formally authorize NNRHA to administer and implement the unallocated HOME-ARP funding in compliance with federal regulations. Eligible activities include:

- Development of affordable rental housing
- Supportive services
- Nonprofit operating assistance and capacity building
- Program administration

Administration of these funds requires execution of agreements, compliance monitoring, environmental review oversight, financial management, and required HUD reporting.

The unallocated HOME-ARP funding is \$1,917,514. Administrative costs will be funded within the allowable HOME-ARP administrative cap as permitted by HUD regulations. No additional local funds are required for acceptance of this allocation.

This resolution is recommended for your approval.

HOME-ARP Funding Overview: Unallocated Funds

Organization	Requested Amount	Recommended Approval	% Funded	Program / Purpose	Impact
1 Menchville House Ministries, Inc.	\$ 75,000.00	\$ 75,000.00	100%	62-bed emergency shelter for families experiencing homelessness	Serves 250 individuals annually; expanded from 46→62 beds
2 United Way of the Virginia Peninsula	\$ 250,000.00	\$ 250,000.00	100%	Community Assistance Network (eviction prevention & crisis assistance)	200–400 households served; at-risk families facing eviction or utility disconnection
3 HNN Community Services Board	\$ 2,151,250.00	\$ 738,514.00	34%	Housing & Homeless Services - 3 aging apartment complexes	Preserves 82 affordable units; homeless with serious mental illness, seniors, disabled
4 Transitions Family Violence Services	\$ 229,000.00	\$ 229,000.00	100%	HOME-DV: rapid rehousing for domestic violence survivors	35 households served with up to 12 months rental assistance: survivors of domestic violence, human trafficking
5 THRIVE Peninsula	\$ 350,000.00	\$ 350,000.00	100%	Food access, financial stability, Project Connect, Vital Records Support	Serves ~20,000 individuals; at-risk of housing instability, homeless
6 LINK of Hampton Roads, Inc.	\$ 275,000.00	\$ 275,000.00	100%	CANLINK Permanent Supportive Housing & PORT Winter Shelter Rapid Rehousing	CANLINK: 76 households; PORT: 20 households; chronically homeless, veterans, disabled, domestic violence survivors

**RESOLUTION OF THE NEWPORT NEWS REDEVELOPMENT AND HOUSING
AUTHORITY AUTHORIZING THE ADMINISTRATION OF ADDITIONAL HOME
INVESTMENT PARTNERSHIPS – AMERICAN RESCUE PLAN (HOME-ARP)
FUNDING**

WHEREAS, the Newport News Redevelopment and Housing Authority (NNRHA) is administering HOME Investment Partnerships – American Rescue Plan (HOME-ARP) funds awarded by the United States Department of Housing and Urban Development (HUD) to assist individuals and families experiencing homelessness, those at risk of homelessness, and other vulnerable populations impacted by COVID-19; and

WHEREAS, the unallocated HOME-ARP funding totals \$1,917,514 and will support eligible activities including rental housing development, supportive services, nonprofit operating assistance, nonprofit capacity building, and program administration; and

WHEREAS, the HOME-ARP program is governed by the HOME Investment Partnerships Program regulations at 24 CFR Part 92, as modified by Section 3205 of the American Rescue Plan Act of 2021 and further outlined in HUD Notice CPD-21-10 and any subsequent guidance issued by HUD; and

WHEREAS, NNRHA is qualified and capable of managing the administration, financial management, environmental review responsibilities, compliance monitoring, and reporting requirements necessary to ensure the proper and effective use of the additional HOME-ARP funds in accordance with federal regulations.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the by the Newport News Redevelopment and Housing Authority that the administration and implementation of the unallocated HOME-ARP funds in the amount of \$1,917,514 is hereby authorized, and the execution of all necessary agreements and related documents by the Executive Director is hereby approved to ensure compliance with applicable federal requirements.



REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

February 2026

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

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COMMUNITY DEVELOPMENT

In January 2026, the Community Development Department continued the Annual Action Plan preparation process. A public announcement of the application process and details regarding the virtual public informational meeting was prepared and published on January 27, 2026. The first public meeting (virtual) will be held February 10th, at 5:45 pm. This will be the first of many meetings during the 2026-2027 Annual Action Plan process.

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

The SPARC program provides eligible homebuyers who use a Virginia Housing loan product with a 1% reduction in their mortgage interest rate. By leveraging SPARC funding, NNRHA is able to expand its capacity to offer Down Payment Assistance to qualified applicants. SPARC allocations are approved on an annual basis, with the current program year running from July 1, 2025, through June 30, 2026. As of this reporting period, NNRHA has utilized approximately \$3,900,000 of the \$4,000,000 total allocation, leaving only \$100,000 in remaining SPARC funding. This represents 98% of the available funding expended to support homeownership opportunities for residents.

Redevelopment & Homeownership

The Newport News Redevelopment and Housing Authority (NNRHA) administers the Citywide Down Payment Assistance (DPA) Program for first-time homebuyers through the HOME Investment Partnerships Program (HOME), providing financial support for home purchases within Newport News. For calendar year 2026, 5 applications were received, including 3 new applications in December. Of these, 2 were completed, 1 was denied, 7 are pending additional documentation, 2 was completed in the current month, 3 are in underwriting, and 0 was withdrawn. These efforts resulted in financial assistance being provided to support multiple first-time homebuyers in achieving homeownership within the city.

Down Payment Assistance (DPA)					
Calendar Year: January 1, 2026 – December 31, 2026					
(Completed)	Denied	Pending Additional Documentation	Current Month (Completed)	Underwriting in Process	Withdrew
2	1	7	2	3	0

New DPA Applications January 2026	Total DPA Applications Received for January 1, 2026 – December 31, 2026
5	5

Residential Rehabilitation Program

January 2026:

In January 2026, the Residential Repair Program completed 1 housing rehabilitation project, 1 in underwriting, 4 are pending for approval, and currently have 2 ongoing projects.

Calendar Year 2026 (January 1, 2026 – December 31, 2026):

For the calendar year, the Residential Repair Program completed 8 projects and received 2 new applications. The Residential Repair Program received funding through the Community Development Block Grant (CDBG), with a drawdown request total expended for January was \$24,965 to support ongoing rehabilitation activities.

Total Housing Rehabilitation Activity for January 2026	
Residential Repair Program	Cases
Projects Completed	1
Projects in Underwriting	1
Projects Pending Approval	4
Projects Ongoing	2
Projects Ineligible	0
Total	8

New Housing Rehabilitation Applications for January 1, 2026- January 31, 2026	Total New Housing Rehabilitation Applications Received for January 1, 2026 - January 31, 2026
2	2

Total Housing Rehabilitation Activity for Calendar Year January 1, 2026 – December 31, 2026	
Projects Completed	1
Projects Ineligible	0
Total	1

Marshall-Ridley Residential Facade Program

The total of 163 applications Marshall-Ridley Residential Facade Program across two funding rounds have been reviewed, demonstrating strong program utilization and production. During Round One, 113 applications were processed, resulting in 76 completed facade improvement projects.

In Round Two, 50 applications were processed, leading to 14 completed projects to date. Program activity remains active, with 0 inspections completed, 5 applications reviewed for code compliance, 18 reviewed by finance, 0 contracts executed, and 2 contracts currently pending execution. Eleven (11) applications in this round were deemed ineligible. No applications in either round require administrative review, allowing staff to maintain efficient processing timelines.

To date, the program has expended \$1,690,242.02, with \$422,532.98 remaining to support continued facade improvements within the Marshall-Ridley community.

Marshall-Ridley Residential Facade Program Activity Tracker

	First Round – Completed	Second Round (7/21/25)
Total Applicants	113	50
Administrative Review	0	0
Finance Review	0	18
Inspected	0	0
Codes Review	0	5
Contract Pending	0	2
Contracted	0	0
Completed	76	14
Ineligible	37	11

CAPITAL ACTIVITY

Asset Repositioning Strategic Plan for Public Housing Portfolio

NNRHA issued a procurement request for professional asset (housing development) repositioning advisors to develop a strategic plan for repositioning its remaining public housing developments over the next 3 to 5 years. The plan to prioritize the capital needs of each development over that same period. The advisors will conduct a comprehensive review of all public housing developments, assess capital needs and financial position. To better assist the repositioning advisors, the Authority will issue an RFP within the upcoming weeks for Physical Needs Assessments (PNA), Capital Needs Assessments (CNA) and Environmental Reviews (ER) that will enable the selected advisors to more accurately assess capital needs and satisfy HUD requirements.

The deadline for proposal submission is Tuesday, February 18th. The selected firm will have 60 days from the engagement date to submit a draft of the strategic repositioning plan. The asset repositioning advisors, along with staff, will present the plan to the Board of Commissioners and get their comments before the plan is finalized.

RAD Properties Management, Operations and Fiscal Management Review

NNRHA will be seeking the services of a professional consulting firm with experience in the operations of RAD developments within the Project-based Rental Assistance (PBRA) program to assess the management, operations, and fiscal management of NNRHA's 4 RAD developments, consisting of 498 units.

The HUD Multifamily office monitors owners and management for compliance through the Management and Occupancy Review (MOR). None of NNRHA's RAD properties has undergone such a review. To be proactive, the Authority will issue an RFP for professional consultants experienced with MOR assessments to review NNRHA's management and operations, as well as the financial management of its RAD developments. The goal of this review is to ensure the RAD developments are operating satisfactorily. And if not, corrective actions will be implemented based on the consultants' recommendations. The dual purpose of this review is to address current deficiencies and to prepare NNRHA for any future HUD MOR assessment.

Marshall Courts – Phase VII Demolition of 88 Units

Three (3) of the thirteen (13) buildings at Marshall Courts Phase VII are pending demolition. One building has already been cleared, with debris currently being removed. The demolition project is anticipated to be completed by the end of February 2026. Until future redevelopment plans are finalized, the site will remain designated as green space.

Marshall Courts Apartments Phase II

Centennial Contractors was awarded the façade improvements project of Marshall Courts Phase II. Mid-March 2026 is the anticipated start time for this project. The façade improvements will focus on exterior repairs and enhancements of the property along with durability. The new unified look of the complex will continue to add to the revitalization of its community.

Aqueduct Apartments

While the executive team continues to look at the big picture of what a complete renovation of the Aqueduct Apartments would entail, ongoing maintenance strategies will remain in place. Internal plans are in the works that will perform repairs and painting of all the common areas of the complex. This plan will also address the cleaning of the gutter systems as well as the cleaning of the building exteriors. Ongoing maintenance will continue to allow us to maintain what we have until future endeavors are determined.

Ashe Manor

An A&E firm is currently working on providing a scope of work that will address replacing the building's chiller, trash compactor, and the isolation valves for the water system. That process is anticipated to be completed by the 1st week in March 2026. In the meantime, estimates have been given to procurement for the cleaning and painting of the common areas. It is a priority to maintain the upkeep of the facility for its longevity and for the benefit of its residents.

Pincroft Apartments

The needs of the Pincroft Apartment community are being maintained by their maintenance team while an A&E firm works on a scope of work that addresses the needs of assessment of the facility. That process is anticipated to be completed by the 1st week in March 2026.

Roof Projects

Due to weather delays, the selected contractor for the roof projects, Progressive Roofing, has had to reschedule the signing of their contract which will give them a notice to proceed. The start date along with a timeline for completion for all the projects is anticipated for March 2026. These projects combined with ongoing maintenance will add to the longevity of their properties.

PUBLIC AND ASSISTED HOUSING OCCUPANCY REPORT

Total Waiting List Applications	
Public Housing	179
Approved/Eligible	42
Pending	137
Housing Choice Voucher	4193
Approved/Eligible	105
Pending	4088

The pending application numbers for the Public Housing Program (137) and the Housing Choice Voucher Program (4088) represent 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	8
Housing Choice Voucher	16
Mod-Rehab (SRO)	2
Total	26
Occupancy Statistics:	
Public Housing Program	96%
Housing Choice Voucher Program	84%
Mod-Rehab Program (Warwick SRO)	98%
Mod-Rehab (Warwick SRO)	86
Avg. # Leasing Days (PH)	34
Avg. Rent for Move-Ins (PH)	\$245
New Mod-Rehab (SRO) participants	\$49
Total Public Housing	799
Housing Choice Vouchers	2,984
Lease Rate – January 2026	84%

Average Family Rent Contribution for Move-ins Last Month:	
Public Housing	\$245
Housing Choice Voucher	\$199
Warwick SRO	\$49
Cumulative Percentage of HCV Budget Authority Utilized January 2026	92.5%

HOMEOWNERSHIP PROGRAM

Since the Inception of the Program 201 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	75	\$12,850,988

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

HCV-V numbers reflect current program participants.

**Other NNRHA Controlled Multi-Family Properties
Waiting Lists as of January 2026**

Property	Occupancy Rate	Approved/Eligible	Pending	Total
Orcutt Townhomes I (Lease Up)	100%	0	357	357
Orcutt Townhomes III	100%	0	0	0
Cypress Terrace	82%	0	0	0
Oyster Point/Brighton	83%	6	79	85
Great Oak	98%	289	179	468
Lofts on Jefferson	100%	0	0	0
Jefferson Brookville	100%	0	22	22
Lassiter Courts	90%	5	182	187
Spratley	98%	0	32	32

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 January 2026.

Participants	Public Housing	Housing Choice Voucher	TOTAL
Total number in FSS Program	45	94	139
Employed	30	62	92
Currently not working	13	18	31
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	1	4	5
Total Number of participants with escrow accounts	13	46	59

COMMUNITY RESOURCES

COMMUNITY RESOURCES

Community Resources • Resident Relations • Senior Residents

Information Gathering Session

On January 15, 2026, the Family Investment Center held the “We Want to Hear from You” workshop, a resident-centered, low-pressure session designed to build personal connections and gather honest feedback about the services residents truly need. By removing participation barriers and offering incentives, residents felt comfortable sharing their experiences and priorities.

A total of five (5) residents attended, three (3) from Marshall and two (2) from Aqueduct. The discussion-based format allowed staff to identify real needs and barriers, strengthen trust, and gather valuable insights to improve service delivery.



Clear Vision, Creative Hands Workshop

On January 21, 2026, the “Clear Vision, Creative Hands” workshop was held at Marshall Courts Recreation Center and Pineroft Apartments for our seniors. There was a total of 16 residents in attendance. The event aimed to promote essential eye care awareness through a blend of education and creative engagement.

Speakers from InnovAge and PACE shared valuable insights into eye health, emphasizing the importance of preventive care and available resources tailored to senior communities. Their presentations were informative and sparked thoughtful conversations among participants.

To complement the educational component, residents took part in a themed coloring contest titled “*See the Future: Essential Eye Care for Our Senior Communities.*” Each participant colored a “Helping Hooves” illustration, merging artistic expression with the event’s health-focused message. A winner was selected from each location, celebrating creativity and enthusiasm.

The event successfully fostered community engagement, strengthened awareness of eye health, and reinforced partnerships with InnovAge and PACE. Refreshments were provided, contributing to a welcoming and enjoyable atmosphere for all attendees.



Newport News Public Library is Back for 2026

Newport News Public Library (NNPL) and Community Resources are beginning their third year of successful partnering. NNPL's Outreach Department provides onsite enrichment activities and book mobile services to Pincroft Apartments, Ashe Manor and Spratley House. In 2025, they made a total of 30 visits to those communities and checked out 105 books to residents. This month, in addition to browsing for books, NNPL brought a variety of puzzles for residents to put together. This activity was enjoyed by everyone.



Serve the City (STC) Begins a New Year

Serve the City and Community Resources is beginning its 7th year of successful partnering. STC volunteers kicked off the new year with their monthly visits to Spratley House and Ashe Manor. Volunteers bring positive, lively energy when they engage with residents. They play games, provide snacks and have meaningful conversations. Residents always look forward to this monthly visit.

FINANCE

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY
2026 Housing Choice and Mainstream Voucher Program Utilization Report - Actual
For the Year Ending December 31, 2026

				CV Housing Choice 2026 Annual Budget Authority		\$ 28,432,110		Final 99.5% projection	
				Housing Choice Voucher Funding		<u>\$ 28,432,110</u>			
				Mainstream Voucher Program Funding		\$ 1,288,558		Final - 100%	
				Emergency Housing Voucher Program Funding		\$ 347,689		Final - 100%	
				HCV Units		2507			
				VASH units		54			
				CNI tenant protection		247			
				Marshall tenant protection		88			
				Warwick SRO - RAD2		88			
				Baseline HCV count		2984			
				Mainstream Vouchers		141			
				Emergency Housing Vouchers		29			
				Total Vouchers		3154			

Month	# of Vouchers Utilized	Lease Rate	HAP Payments to Landlords	Ava HAP	Monthly +/- Dollar Utilization	Monthly Amount of Funding Utilized	Year to Date Amount of Funding Utilized	Funding From HUD	Fraud Recovery	Other Sources Of Funds	NNRHA Held Reserve Balance	HUD Held Reserve Balance
January	HCV 2511	84.1%	\$ 2,347,362.00	\$ 934.83	\$ (189,001.00)	92.5%	92.5%	\$ 2,536,363.00			295,230.50	2,479,159.00
	MS 118	83.7%	\$ 102,880.00	\$ 871.86	\$ (5,489.00)	94.9%	94.9%	\$ 108,369.00			(119,924.00)	35,218.50
	EHV 26	89.7%	\$ 23,815.00	\$ 915.96	\$ (10,461.00)	69.5%	69.5%	\$ 34,276.00			81,587.00	96,293.75
			<u>\$ 2,474,057.00</u>					<u>\$ 2,679,008.00</u>				

ADMINISTRATIVE SERVICES

ADMINISTRATIVE SERVICES

Requests For Proposals (RFP)

The Intent for Bid for the Oyster Point fire repair closed at 2 PM on February 6, 2026. NNRHA has received three bids. There will now be a review for completion, scoring and follow-up.

Yardi Platform

Yardi Budget and Job Cost Training was conducted during the week of February 9th. This training consists of job, budget & contract setups, transactions and expense reporting as well as a review of the draw process and reporting functions. This training enables our users to have a better understanding of processes and assists with future budgeting efforts.

**CHOICE
NEIGHBORHOOD
INITIATIVE
(CNI)**

CHOICE NEIGHBORHOOD INITIATIVE (CNI)

Lift and Rise on Jefferson

Leasing Update:

Leasing activity remains strong at Lift and Rise on Jefferson. The 2800 Building is 90% occupied, with three units awaiting housing inspections scheduled for completion this month. The 2700 Building is 92% occupied, with two vacant units also pending inspection prior to lease-up.

Staff Update:

A maintenance supervisor is now overseeing both Legacy Landing and Lift and Rise. Additionally, a new maintenance technician will be joining the team this month.

Event Update:

The Property Manager will conduct an in-service session this month to educate residents on the importance of timely rent payments, review lease compliance expectations, and address any resident questions or concerns. In addition, staff are planning a St. Patrick’s Day resident appreciation event to encourage community engagement and foster positive relationships among residents.

Legacy Landing-Phases – III-R and IV-R
Leasing updates:

The Legacy Landing Lease-Up Report for February 2026 shows that Phase III-R, which has 71 units, is fully occupied, while Phase IV-R, with 84 units, currently has 55 units occupied, bringing the total number of occupied units to 126. Additionally, 18 applications have been approved and are awaiting HQS inspections, all within Phase IV-R. Of the total occupied units, 41 are returning Ridley residents living in PBV and HCV replacement units, with 30 in Phase III-R and 11 in Phase IV-R.

Legacy Landing Lease Up Report	February 2026		
Category	Phase III- R 71 units	Phase IV- R 84 units	Total
Total Units Occupied	71	55	126
Applications approved and awaiting HQS inspections	0	18	18
Returning Ridley Residents (PBV+HCV Replacement Units) Occupied	30	11	41

Legacy Landing Construction Updates:

Grading and curb work are currently in progress along 18th Street. Installation of the bio-pond tank—a specialized structure designed to capture, treat, and manage stormwater runoff—began during the week of February 6, 2026. In addition, grading, stone placement, and paving activities for the wellness trail commenced the week of February 9, 2026, and are currently underway.

Construction Updates:

- CNI IV-R - 99% complete
- Infrastructure: 94% complete
- Wellness Trail: 93% complete
- Retail: 100% complete

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

The groundbreaking and financial closing for Phase V (Downtown Phase) are now scheduled for mid-March 2026. The project timeline was adjusted due to outstanding funding obligations required by the funding source prior to closing, which necessitated a brief delay in advancing the project.

Urban Strategies, Inc.

USI Inc. has assessed 210 families and continues proactive outreach efforts to engage additional households. These activities support housing stability while connecting families to education, health and wellness resources, and other essential social services.

Event Update:

On January 27, 2026, USI hosted a virtual Partners' meeting to provide program updates and share progress on ongoing initiatives. Presenters from United Way and Virginia Peninsula Community College highlighted key resources and support services available to families, including education, workforce development, and community programs. The meeting also provided an opportunity for partners to discuss collaboration strategies, address challenges, and explore ways to enhance outreach and engagement with households in the Marshall Ridley community.

ITEM NO. 7

No Closed Session

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 February 17, 2026, 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 concerning 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 is hereby described:

* * * *

ITEM NO. 9

Other Business