

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

**April 15, 2025
8:30 a.m.
227-27th Street, Newport News**

1. Pledge of Allegiance to the Flag of the United States of America
2. Roll Call
3. Consider approval of minutes of regular meeting, February 18, 2025.
4. Communications
5. New Business
 - a. **Public Hearing** - To receive comments on the issuance of Multifamily Housing Revenue Bonds for The Stuart Gardens Apartments Phase I and II
 - b. Consider a resolution approving Multifamily Housing Revenue Bonds Issuance Request for Stuart Gardens Phases I and II
 - c. Continuation of Authority Scholarship
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) (3)
8. Consider adoption of a 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 3 Minutes*)
10. Adjournment

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
February 18, 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 8:32 a.m. on Tuesday, February 18, 2025.

**Pledge of
Allegiance**

Ms. Holley led the assembly in the Pledge of Allegiance to the Flag of the United States of America.

Roll Call

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

Commissioners present: -
Dr. Lisa Wallace-Davis
Thaddeus Holloman
Barbara Holley
Andrea Diggs
William Black
George Knight

Also present: Raymond H. Suttle, Jr.
Kaufman & Canoles, P.C.

Lysandra M. Shaw
Executive Director

Valarie Ellis, Director
Administrative Services

Lisa Dessoify, Director
Finance

Tera Lockley, Director
Housing

David Staley, Director
Community Development

Kayonia Betts
Executive Assistant

Larry Calloway
Safety and Security Manager

Tricia Wilson
City of Newport News

Justin Orie
NNRHA IT Department

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
February 18, 2025**

Approval of Minutes January 21, 2025	Commissioner Black moved that the minutes of the regular meeting of the Board of Commissioners held on January 21, 2025 be approved with noted changes. The motion was seconded by Commissioner Knight and passed with a majority vote and one abstention.
Communications	The following communications were provided to the Board and reviewed by the Executive Director. The Authority received correspondence from the City informing us of the upcoming 11th Annual Newport News One City Marathon Weekend. The race kicks off on Saturday, March 1st, at City Center. Ms. Shaw informed the Board that NNRHA has complimentary tickets if anyone is interested in joining the race.
New Business	
The Board of Commissioners of the Newport News Redevelopment and Housing Authority Approving Project Based Voucher for Eagle Landing Trace II VA LLC For Eagle Landing Trace Apartments	<p>The Board was provided copies of a resolution approving Project Based Voucher for Eagle Landing Trace VA LLC for Eagle Langing Trace Apartments. The Authority issued a Request for Proposals for up to 40 units of project-based vouchers on January 25, 2025 with responses due February 7, 2025. One application was received from Eagle Landing Trace II, which is also requesting Low Income Housing Tax Credits (LIHTC) from Virginia Housing (formerly VHDA) next month in the annual 9% LIHTC round. Project Based Vouchers were issued last year in phase I of the development and this issuance is phase II. The project will consist of the new construction of 60 units off of Youngs Mill Lane just north of Warwick Blvd & Oyster Point Road. A map was provided. The proposal was evaluated and scored, based on published criteria by the Executive Director and the Deputy Executive Director. The score sheet was attached showing an average score of 73. It is proposed that units will be made available to households in the 30%, 50%, 60% and 80% of the area's median income. The developer offers the Authority \$2,000 of their developer fee for each PBV awarded.</p> <p>Ms. Shaw recommended the approval of the award of 6 Project Based Vouchers to Eagle Landing Trace VA, LLC and Board approval of the attached resolution.</p> <p>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.</p>
The Board of Commissioners of the Newport News Redevelopment and Housing Authority Authorizing the Sale of a Vacant Lot Located at 1128 22nd Street	<p>The Board was provided copies of a resolution authorizing the sale of real property located at 1128 22nd Street. The purpose of this resolution is to authorize the Executive Director to negotiate and enter into a Purchase Agreement with Janet Heffernan and Paul Anderson, to purchase 1128 22nd Street. The sales price is equal to the tax assessed value of \$10,000. The lot at 1128 22nd Street is 25 x 100 and, given its size, it is not a buildable lot. The vacant lot is situated next door to the property owned by Janet Heffernan and Paul Anderson.</p>

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
February 18, 2025**

Ms. Shaw recommended the approval of the sale of a vacant lot located at 1128 22nd Street and Board approval of the attached resolution.

Commissioner Black 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.

**The Board of
Commissioners of the
Newport News
Redevelopment and
Housing Authority
Authorizing the Waiver
of Late Fees Accrued
by Tradition Brewing
Company**

The Board was provided copies of a resolution authorizing the waiver of late fees accrued by Tradition Brewing Company LLC. Attached for the Board of Commissioner's consideration is a request to waive the late fees accrued by Tradition Brewing Company (TBC) in the amount of \$396.65 related to their NNUDAG (Newport News Urban Development Action Grant) term loan. The monthly late fee is \$79.33. The late fees are a result of TBC's bankruptcy filing in January 2023. *TBC exited bankruptcy in April 2023 with debt payments resuming to NNRHA in July 2023.* TBC has five (5) debt payments in arrears totaling \$13,221.20. As long as there is an outstanding balance due, late fees will continue to accrue. The Executive Director proposed waiving current and future late fees as long as payments are received on time. The Board Chairman and CFO, Pax Goodson, has indicated TBC is not able to pay the full amount that is in arrearage. TBC fulfills their monthly obligation as scheduled. Thus, Mr. Goodson has asked to have the accrued late fees totaling \$396.65 waived. Mr. Holloman asked for clarification of the proposal, Ms. Shaw reiterated the specifics of the proposal.

Ms. Shaw recommended the approval of waiving the late fees accrued by Tradition Brewing Company and Board approval of the attached resolution.

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.

**Introduction of New
NNRHA Board Member
Ms. Andrea R. Diggs**

Ms. Shaw introduced Ms. Diggs to the Board of Commissioners. Ms. Diggs has been a resident of Newport News for over 10 years and presently owns and operates a mental health practice located in the Newport News, VA area. She also served as Executive Director at a non-profit organization that assists people with disabilities to achieve independence within their communities. Ms. Diggs is also a present Board member of the Newport News Health and Human Services Advisory Board.

**Report to the
Board**

A Report to the Board for February 2025 had been provided to the Commissioners. A copy of the subject report is on file in the office of the Executive Director. The Annual Report to the City was also provided to the Commissioners for their review.

Ms. Lockley reported the NNRHA Controlled Multi-Family Properties Waitlist data as follows: There are 771 Public Housing applications, 79 of which are approved leaving 692 pending applications. The Housing Choice Voucher program has 4619 applications, of which 36 were approved with 4583 pending. During the month of January, there were a total of 40 new applicants housed between the Public Housing, Housing Choice Voucher and Mod Rehab (SRO) programs. The Public

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
February 18, 2025**

Housing program is currently occupied at 93% and the Housing Choice Voucher program is currently at 90%. The MOD Rehab Program, which includes Warwick SRO, is 93% occupied. All of the apartment affordable housing communities are occupied at 92% on average.

Ms. Lockley also reported that the Community Resources Department partnered with the Newport News Public Library Outreach Department sponsored a bookmobile event where residents at Spratley House, Ashe Manor, and Pinecroft Apartments had the opportunity to browse a wide variety of books. On January 16th Community Resources also held its grand opening for its computer lab and held a budgeting 101 personal finance workshop.

Ms. Dessoffy reported that the management team is actively encouraging staff to enhance their leasing efforts. Recently, the Executive team had a meeting with a representative from HUD to discuss strategies for improving leasing efforts and estimating voucher usage. HUD funding is being monitored in light of ongoing changes at the federal level.

Each month, payments totaling \$2 million are distributed to landlords on the first day, along with a mid-month check run that typically amounts to between \$200,000 and \$300,000. There was initial concern about the stability of HUD funding due to recent changes in the current administration. However, funding was received without interruption, and payments were successfully processed for February.

Ms. Dessoffy also reported that the Finance and Administrative Services team is collaborating on the Payscan module, which is designed for the electronic processing of invoice routing and payments. The system has already been tested with property managers, but there is still progress to be made before full implementation.

Ms. Shaw noted that approximately two weeks ago, our disbursement system experienced a shutdown. In response, the Executive team convened to explore alternative plans for providing funds. While short-term solutions are currently in place, there will be ongoing meetings scheduled to develop a more robust and long-term plan.

Ms. Ellis reported that Officer Calloway, the Safety and Security Manager, has significantly improved safety for residents and staff by installing camera surveillance systems in both community areas and office buildings. This system enables the police to access footage for criminal investigations on NNRHA properties. Additionally, no trespassing signs have been placed throughout all properties to help ban individuals involved in criminal activities. Residents can anonymously report crimes using a tip line and hot spot cards. The NNRHA has also implemented electronic key entry systems, controlled entrance doors, enhanced lighting, and increased police patrols. Shot spotters have been installed in Marshall Courts, Aqueduct, and Cypress Terrace Apartments. Mr. Calloway showcased a demonstration of the new surveillance system to highlight its features.

Mr. Staley reported that the CDBG Application Review Committee met on February 12, 2025, to assess available funding for the 2025-2026 program year. Committee members include Tina Vick, Don Ealy, Marcy Miller, Lamont Williams, and Thaddeus Holloman. This year, a total of 21 applications for CDBG funding were submitted, with 16 coming from non-profit organizations, including 5 first-time applicants. Presentations from the applicants are scheduled for Thursday, February 20th. Although we have not yet received funding for the current program year, we

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
February 18, 2025**

anticipate receiving approximately \$1,345,362.00, which is the same amount as the previous year.

Ms. Shaw reports that the Lift and Rise occupancy is currently at 93%. There are five affordable (tax-credit) units and one market-rate unit available for rent. The assumption was that once leasing started at Legacy Landing we would lose more people. However, occupancy has remained steady. There have been 5 families to move in at Legacy Landing of which 3 are former Ridley residents.

Ms Shaw also reported that infrastructure is 96% complete with the remaining being completed in the CNI IV-R phase. The Wellness Trail is 71% complete and the Seafood Market's construction drawings are 95% complete with ground breaking slated to begin in the summer of 2025. Half of the Lift and Rise retail site is 100% complete and marketing and permitting has begun.

The architect for the Downtown Phase will be presenting at the Citizen Advisory Committee meeting on February 18, 2025. WRT will be showcasing the latest design improvements. This will give the community an opportunity to review and discuss these updates as part of the ongoing Phase V development process. The original funds are being monitored to make sure they are spent according to contract. Once those funds have been spent we can move on to spending the supplemental funding on the final phase and on some projects at Legacy Landing.

No Closed Session

Commissioner Holloman moved to enter the Board into a closed session for the purpose of discussion of the Authority's Legal Services Contract which is consistent with Virginia Code 2.2-3711 (A) (5). Commissioner Knight seconded the motion which passed with a unanimous vote.

Coming out of closed session Mr. Holloman made a motion to certify that only public business matters lawfully exempted from open meeting requirements by Virginia Law and only those matters as identified in the motion were discussed in the closed meeting today. Commissioner Holloman requested approval of the resolution certifying adherence to the Virginia Freedom of Information Act. Commissioner Holloman made a motion to approve the resolution. The motion was seconded by Mr. Knight, and passed with a unanimous vote.

Ms. Shaw recommended the Board approve a resolution to enter into an interservice support agreement and any other agreement related to this matter.

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.

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
February 18, 2025**

Adjournment

There being no other business to come before the Board, the Chairman adjourned the meeting at 9:10am.

Secretary-Treasurer

ITEM NO. 4
Communications



U. S. Department of Housing & Urban Development

Richmond Field Office, Public Housing Program Center
Richmond Federal Building
400 N. 8th Street, Suite 300
Richmond, Virginia 23219
1-800-842-2610

February 28, 2025

Ms. Lysandra Shaw
Executive Director
Newport News Redevelopment and Housing Authority
P.O. Box 797
Newport News, VA 23607

Dear Ms. Shaw:

This is to inform you of the Newport News Redevelopment and Housing Authority's (NNRHA) Section 8 Management Assessment Program (SEMAP) score for the fiscal year ended June 30, 2023, and the grade for each indicator included in the SEMAP assessment. Your PHA's SEMAP score is 79% and your Authority's performance rating is **Standard Performer**.

SEMAP enables HUD to better manage the Section 8 Housing Choice Voucher (HCV) Program by identifying PHA capabilities and deficiencies related to the administration of the Section 8 program. SEMAP remotely measures PHA performance and administration of this Program in key indicators based upon the PHA's electronic certification, as evaluated against HUD data systems, especially MTCS. The following are your scores for each indicator:

Indicator	1	Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	15
Indicator	2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	20
Indicator	3	Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	20
Indicator	4	Utility Allowance Schedule (24 CFR 982.517)	5
Indicator	5	HQS Quality Control (24 CFR 982.405(b))	0
Indicator	6	HQS Enforcement (24 CFR 982.404)	10
Indicator	7	Expanding Housing Opportunities	5
Indicator	8	Payment Standards (24 CFR 982.503)	5
Indicator	9	Timely Annual Reexaminations (24 CFR 5.617)	0
Indicator	10	Correct Tenant Rent Calculations (24 CFR 982, Subpart K)	5
Indicator	11	Pre-Contract HQS Inspections (24 CFR 982.305)	5
Indicator	12	Annual HQS Inspections (24 CFR 982.405(a))	0
Indicator	13	Lease-Up	20
Indicator	14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	5
Indicator	15	Deconcentration Bonus	0

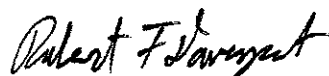
In accordance with 24 CFR 985.104, a PHA may appeal its overall performance rating (i.e., high, standard, troubled) to HUD.

The NNRHA scored zero on indicators 5, 9, 10, 12. According to 24 CFR 985.106 Required actions for SEMAP deficiencies (a) When the PHA receives the HUD notification of its SEMAP rating, a PHA must correct any SEMAP deficiency (indicator rating of zero) within 45 calendar days from date of HUD notice, (b) The PHA must send a written report to HUD describing its correction of any identified SEMAP deficiency, (c) If a PHA fails to correct a SEMAP deficiency within 45 calendar days as required, HUD may then require the PHA to prepare and submit a Corrective Action Plan (CAP) for the deficiency within 30 calendar days from the date of HUD notice.

Please note that you are required to maintain the files/records supporting your certification for at least three years. The data should be available for review by your IPA auditor, as well as for possible HUD subsequent on-site review(s).

Thank you for your cooperation with the SEMAP process. If you have any questions, please contact Bonita S. Booker, PMS at (804) 822-4895 or bonita.s.booker@hud.gov.

Sincerely,



Robert F. Davenport
Director
Richmond Public Housing Program Center

cc: Dr. Lisa Wallace-Davis, BOC Chair

HUD Announces FY24 ROSS Grant Recipients

Please review the published list to verify your award

Please join us in welcoming the FY24 grantees into the ROSS community.

The U.S. Department of Housing and Urban Development is proud to announce the Fiscal Year 2024 (FY24) grant awards for the Resident Opportunity and Self-Sufficiency (ROSS) Program.

This funding reflects HUD's continued commitment to supporting Public Housing Agencies, Tribes/Tribally Designated Housing Entities, and nonprofit partners in their work to connect residents to services and opportunities.

By investing in service coordination, HUD aims to foster pathways to self-sufficiency and economic mobility for individuals and families across the country.

[View the list of FY24 ROSS Awards](#)

Selected for an FY24 ROSS Grant? Here's What You Need to Know

Grant Term and Key Dates

- Starts: June 1, 2025
 - *Renewal grantees:* If you are receiving an extension from a prior ROSS grant, your new grant term will also begin on June 1, 2025. Additional guidance will be provided at a later date.
- Ends: May 31, 2028

Reimbursement of Costs: *New and Renewal Grantees may request reimbursement for eligible program start-up costs incurred between the date of this email, through May 31, 2025, where such costs are necessary for the efficient and timely implementation of the FY24 ROSS grant by the grant term start date of June 1.*

Next Steps: Accepting your Grant Award

Getting started

ITEM NO. 5

New Business

- a. **Public Hearing** - To receive comments on the issuance of Multifamily Housing Revenue Bonds for The Stuart Gardens Apartments Phase I and II
- b. Consider a resolution approving Multifamily Housing Revenue Bonds Issuance Request for Stuart Gardens Phases I and II
- c. Continuation of Authority Scholarship

PUBLIC HEARING

**NEWPORT NEWS REDEVELOPMENT AND HOUSING
AUTHORITY**

**Multifamily Housing Revenue Bonds for
The Stuart Gardens Apartments Phases I & II**

This morning a public hearing is being held to receive comments on the proposed Multifamily Housing Revenue Bonds for the Stuart Gardens Apartments Phases I & II


A notice advertising the Public Hearing was posted in the lobby of the Authority located at 227 27th Street, Newport News, VA and appeared in the Daily Press Press on April 1st and April 8th, 2025.

I now open this public hearing and invite comments.

Newport News Redevelopment and Housing Authority**Memorandum**

Date: April 15, 2025

To: All Members, Board of Commissioners

From: Lysandra M. Shaw 
Executive Director

Subject: Multifamily Housing Revenue Bonds Issuance Request for Stuart Gardens Phases I and II

Stuart Gardens Housing Partners, LP and Stuart Gardens II Housing Partners LP have applied to the Newport News Redevelopment and Housing Authority (NNRHA) for the issuance of multifamily housing revenue bonds not to exceed \$93,000,000. The proceeds from the sale of these bonds would be used to finance the acquisition, rehabilitation, and equipping of a total of 491 affordable housing units located at 1326C Garden Drive in two separate/contiguous projects containing 252 and 239 units on two parcels of land containing 21.15 acres and 18.98 acres of land, respectively. These projects are currently known as Stuart Gardens Phases I and II.

Approximately two (2) years ago, the developer approached NNRHA and the City for approval of this project. At that time the City administration was not in favor of the issuance of the bonds in large part because income restrictions are placed on the property for an additional fifteen (15) years. The City administration sees this as a never ending extension of the restrictions, which would prevent the property from becoming a market rate rent property.

For your consideration, the inducement resolution is attached. Representatives of the purchasers will attend virtually to present the proposed financing plan and the overall development and to respond to questions.

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, the City recently conducted a housing study and has not yet extended its support for this project, pending the development of housing policies aligned with the City's future housing needs.

NNRHA is not providing a recommendation to the Board.

**RESOLUTION OF THE NEWPORT NEWS REDEVELOPMENT AND HOUSING
AUTHORITY EVIDENCING THE INTENT TO ISSUE MULTIFAMILY
AFFORDABLE RESIDENTIAL HOUSING FACILITY REVENUE BONDS IN AN
AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$93,000,000 FOR THE
BENEFIT OF STUART GARDENS HOUSING PARTNERS, LP AND STUART
GARDENS II HOUSING PARTNERS, LP**

WHEREAS, the Newport News Redevelopment and Housing Authority, a political subdivision of the Commonwealth of Virginia (the "**Authority**"), is empowered by the Virginia Housing Authorities Law in Chapter 1, Title 36 of the Code of Virginia, as amended (the "**Act**"), to issue its revenue bonds to promote the availability of affordable housing for all citizens of the Commonwealth of Virginia (the "**Commonwealth**") by providing, among other things, safe, decent and sanitary housing for those citizens with low or moderate incomes and assisting in the financing of multifamily affordable residential housing facilities; and

WHEREAS, such assistance will benefit the inhabitants of the City of Newport News, Virginia (the "**City**") and the Commonwealth, through the promotion of affordable housing opportunities and of the safety, health and welfare of its citizens; and

WHEREAS, the Authority has received a request from Stuart Gardens Housing Partners, LP and Stuart Gardens II Housing Partners LP, both Virginia limited partnerships, along with their affiliates (collectively, the "**Borrower**"), to issue multifamily affordable residential housing facility revenue bonds in an aggregate principal amount not to exceed \$93,000,000, consisting of \$45,000,000 for one of the two parcels ("**Phase I**") upon which the Stuart Gardens Apartments are located, and \$48,000,000 for the second parcel where the rest of the housing facilities are situated ("**Phase II**") (collectively, the "**Bonds**"). The Bonds shall be issued in one or more series, at one time or from time to time, to finance or refinance a portion of the cost of acquiring, renovating, rehabilitating, improving and equipping an existing residential affordable rental unit housing project consisting of an aggregate total of 491 units, with Phase I consisting of 252 units, comprised of 59 1-2 story apartment buildings located on a 21.15-acre lot, and Phase II consisting of 239 units, comprised of 50 1-2 story apartment buildings located on a 18.98-acre lot, both of which share certain common area improvements, together with the payment of costs of issuance with respect to the Bonds and capitalized interest, reserve funds and any other expenditures related to the financing (collectively, the "**Project**"); and

WHEREAS, preliminary plans for the establishment of a credit facility to finance the Project consist of the issuance of the Bonds and the award of state and federal low income housing tax credits from the Commonwealth of Virginia and pursuant to Section 42 of the Internal Revenue Code ("**LIHTC**") to the Borrower, together with equity contributions made by the Borrower and other sources of funds, as necessary, have been described in general terms to the Authority (the "**Plan of Financing**"); and

WHEREAS, the Borrower has represented that the Project will be financed through the issuance of one or more series of Bonds, at one time or from time to time; and

WHEREAS, pursuant to proper notice, the Authority will conduct a public hearing on the Applications of the Borrower for the issuance of the Bonds in compliance with the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "**Code**") and Section 15.2-4906 of the Code of Virginia (the "**Virginia Code**") on April 15, 2025, and shall determine along with the Borrower at a later date whether the Authority shall provide a Certificate of Public Hearing to the City Council of the City (the "**City Council**") and if at such time that the Authority will recommend that the City Council provide "governing body approval" of the issuance of the Bonds by the Authority; and

WHEREAS, the Borrower and the Authority shall comply with all applicable provisions of the Act; and

WHEREAS, the Borrower currently proposes that the Project reserve at least forty percent (40%) of the housing units contained therein for occupancy by persons whose income is less than sixty percent (60%) of the area median gross income, as required by Section 142(d)(1)(B) of the Code; and

WHEREAS, each member of the Authority has, before entering upon his or her duties during his or her present term of office, taken and subscribed to the oath prescribed by Section 49-1 of the Code of Virginia of 1950, as amended; and

WHEREAS, no member of the Board of Commissioners of the Authority has any personal or business interest in the Borrower or the Bonds or has otherwise engaged in conduct prohibited under the Conflict of Interests Act, Chapter 31, Title 2.2 of the Code of Virginia of 1950, as amended (the "**Conflict of Interests Act**") in connection with this Resolution or any other official action of the Authority in connection therewith:

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

1. It is hereby found and determined that the Project and the approval of the Plan of Finance and the issuance of the Bonds will be in the public interest and will promote the availability of affordable housing and safe, decent and sanitary housing for those citizens with low or moderate income in the Commonwealth and the City.

2. The Authority hereby plans to assist the Borrower in facilitating the Plan of Financing by undertaking the issuance of its tax-exempt revenue Bonds if approved by the City Council in an aggregate amount not to exceed \$93,000,000 upon terms and conditions mutually agreeable to the Authority and the Borrower. The Bonds will be issued pursuant to documents satisfactory to the Authority and in accordance with a Final Resolution for each series of Bonds. The Bonds may be issued in one or more series at one time or from time to time.

3. It having been represented to the Authority that it is necessary for the Borrower to proceed immediately with certain actions regarding the Project and the Plan of Financing, therefore the Authority agrees that the Borrower may proceed to undertake actions to facilitate work on the Project and the Plan of Financing, enter into contracts with respect to the acquisition, renovation,

rehabilitation, equipping and improvement of the Project, and take such other steps as it may deem appropriate in connection with the Project and the Plan of Financing, provided, however, that nothing in this Resolution shall be deemed to authorize the Borrower to obligate the Authority without its consent in each instance to the payment of any moneys or the performance of any acts in connection with the Project and the Plan of Financing. The Authority agrees that the Borrower may be reimbursed from the proceeds of the Bonds for all expenditures and costs so incurred by it, provided such expenditures and costs are properly reimbursable under the Act, the Code, and any other applicable federal or state laws.

4. The Borrower has represented to the Authority that interest on the Bonds is intended to be generally excluded from the gross income of the holders thereof for federal and Virginia income tax purposes, and that the Borrower shall pay to the authority an administrative fee for issuing and carrying the Bonds, due to the Bonds' expected maturity, equal to one-half of 1% of the original principal amount of the Bonds, at closing.

5. All eligible tax-exempt costs and expenses in connection with the Plan of Financing and the acquisition, renovation, rehabilitation, equipping and improvement of the Project, including the fees and expenses of the Authority, Bond Counsel, and counsel for the Authority shall be paid by the Borrower or, to the extent permitted by applicable law, from the proceeds of the Bonds. If for any reason such Bonds are not issued, it is understood that all such expenses shall be paid by the Borrower and that the Authority shall have no responsibility therefore.

6. In adopting this Resolution the Authority intends to take "official action" toward the issuance of the Bonds and to establish its "official intent" to issue tax-exempt bonds within the meaning of Treasury Regulation Section 1.150-2 as promulgated under the Code, and to allow the Borrower to be reimbursed from the proceeds of the Bonds for any expenditures paid by the Borrower to finance or refinance the acquisition, renovation, rehabilitation, equipping and improvement of the Project and the planning therefore prior to the issuance of the Bonds, all within the meaning of regulations issued by the Internal Revenue Service pursuant to Sections 103 and 141 through 150 and related sections of the Code.

7. The Borrower intends to utilize the proceeds from the sale of the Bonds and LIHTC proceeds or other debt incurred or equity obtained to pay the costs of the Project in an amount not currently expected to exceed \$93,000,000. Such amount may be revised as the Bond issue is sized and structured, but the aggregate principal amount of the Bonds, without taking into account original issue premium, shall not be increased without the approval of the Authority. Any taxable debt incurred by the Borrower to finance the Project may be refinanced with tax-exempt bonds as approved by Bond Counsel.

8. The Bonds shall not be a general obligation debt of the Commonwealth or any political subdivision thereof, including the Authority or the City, and neither the Commonwealth, nor any political subdivision thereof, including the Authority or the City, nor any officials, officers, commissioners and/or employees, past, present or future, of any or all of them, are or shall be personally liable thereon. The Bonds, together with the premium, if any, and the interest payable thereon, shall be a limited obligation of the Authority payable solely by the Borrower from revenues, receipts and payments specifically pledged therefor pursuant to the terms of the Bonds

and the related financing documents. Neither the faith and credit nor the taxing power of the Commonwealth, or any political subdivision thereof, including the City, shall be pledged to the payment of the principal of the Bonds, the premium, if any, or the interest thereon or other costs incident thereto. The Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

9. The Borrower hereby agrees to satisfy all applicable federal, state and local laws with respect to the Project, including, but not limited to, any applicable fair housing requirements.

10. After a public hearing is conducted, the Authority may submit a Public Hearing Certificate to the City Council at any time within one (1) year of the date of such public hearing, and at that time the Authority will request and recommend that the City Council provide "governing body approval" of the issuance of the proposed Bonds and the Plan of Financing within the meaning of Section 15.2-4906 of the Virginia Code and Section 147(f) of the Code by City Council, and in such event the Chairman, Vice-Chairman or Secretary of the Authority shall transmit to the City Council a copy of this Resolution and a Certificate of Public Hearing with a reasonably detailed summary of the Authority's public hearing held on this date with respect to the Project. If required by the Authority, a Fiscal Impact Statement regarding the Project as executed by the Borrower and the Authority as required by Section 15.2-4907 of the Virginia Code shall be filed with the City Council at that time as well.

11. The Authority agrees, subsequent to the City Council's granting of the "governing body approval" for the issuance of Bonds by the Authority, and with the direction and assistance of Bond Counsel and the Borrower, to apply to the Virginia Department of Housing and Community Development ("VDHCD"), in its capacity as "allocation administrator" for tax-exempt private activity bonds, bond allocations from the Local Housing Authority Pool, the Governor's Discretionary Pool, or any other governmental source of bond dollar allocations, for one or more allocations totaling an aggregate amount not to exceed \$93,000,000 of local housing authority "volume cap" for the Bonds to be issued with respect to the Project.

12. Any obligation of the Authority to exercise its powers to issue the Bonds as requested by the Borrower is contingent upon the satisfaction of all legal requirements and the Authority (including its officers, commissioners, employees and agents) shall not be liable and hereby disclaims all liability to the Borrower and all other persons or entities for any damages, direct or consequential, resulting from the Authority's failure to issue the Bonds for the Project for any reason, including but not limited to the failure of the City Council to approve the issuance of the Bonds.

13. No tax-exempt Bonds may be issued pursuant to this Resolution until such time as (a) the issuance of the Bonds has been approved by the City Council, (b) the Project has been awarded through the VDHCD an allocation or allocations from the Local Housing Authority or the Governor's Discretionary Fund Pool for Tax-Exempt Bond Allocation "volume cap" funds in accordance with applicable provisions of the Virginia Code and any regulations or executive orders issued in connection therewith, and (c) the substantially final terms and details of the Bonds to be issued, have been approved by subsequent resolution of the Authority.

14. The provisions of this Resolution are hereby declared to be separable, and if any section, phrase or provision of this Resolution shall be declared invalid, such invalidity shall not affect the validity of the remainder of the sections, phrases and provisions of this Resolution.

15. The Authority hereby appoints Williams Mullen, as requested by the Borrower, to serve as Bond Counsel.

16. By submitting its request for this Inducement Resolution to the Authority, the Borrower has agreed to indemnify and hold harmless the Authority, its officers, commissioners, employees and agents from and against all liabilities, obligations, claims, damages, penalties, losses, costs and expenses in any way connected with the Project, the Plan of Finance or the Bonds.

17. The approval of the issuance of the Bonds does not constitute an endorsement to a prospective purchaser of the Bonds or the creditworthiness of the Plan of Finance, the Borrower or the Project.

18. The Authority shall perform such other acts and adopt such further resolutions as may be required to implement its undertakings hereinabove set forth.

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

Date: April 15, 2025

CERTIFICATE

The undersigned, secretary of the Newport News Redevelopment and Housing Authority (the “**Authority**”), does hereby certify that the foregoing resolution was adopted at a meeting of the Board of Commissioners of the Authority, duly called and held on April 15, 2025 at which meeting a quorum of the directors was present and acting throughout, and that such resolution has not been repealed, amended or supplemented and is in full force and effect on the date hereof.

			Voting		
Member Name	Present	Absent	Yes	No	Abstaining
Lisa Wallace-Davis, Chair					
Thaddeus Holloman, Vice-Chair					
William Black, Commissioner					
Andrea R. Diggs, Commissioner					
Barbara Holley, Commissioner					
George Knight, Commissioner					

WITNESS my hand and seal of the County this 15th day of April, 2025.

NEWPORT NEWS REDEVELOPMENT AND
HOUSING AUTHORITY

By: _____
Lisa Wallace-Davis, Chair

(S E A L)

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY**MEMORANDUM**

DATE: April 3, 2025
TO: All Members, Board of Commissioners
FROM: Lysandra M. Shaw, 
Executive Director
SUBJECT: Continuation of Authority Scholarship

The attached resolution provides for the continuation of the NNRHA scholarship program for our Public Housing residents and Housing Choice Voucher program participants. Since 1989, we have been able to provide two scholarships annually in the amount of \$1,000 each for four years to graduating seniors or others who wish to pursue higher education who reside in public or assisted housing. These two scholarships are awarded each year at the Scholarship Banquet along with those supported by our private scholarship donors. Last year, a total of twelve (12) scholarships were awarded to our public housing residents and Section 8 clients. This year's banquet will be held at the Downing-Gross Cultural Arts Center on May 2nd at 5:30 p.m.

Funds are available to continue this program with two scholarships for 2025 and adoption of the resolution is recommended.

**RESOLUTION OF THE NEWPORT NEWS REDEVELOPMENT AND
HOUSING AUTHORITY AUTHORIZING CONTINUATION OF A
SCHOLARSHIP PROGRAM**

WHEREAS, on February 26, 1980, the Board of Commissioners of the Newport News Redevelopment and Housing Authority authorized a scholarship be awarded to a public or assisted housing resident; and

WHEREAS, said scholarship was determined to be in the amount of ONE THOUSAND DOLLARS (\$1,000) per year for four years provided the recipient maintains satisfactory scholastic averages and complies with the rules and regulations of their institution of higher learning; and

WHEREAS, on January 17, 1989, the Board of Commissioners authorized an additional scholarship in the amount of ONE THOUSAND DOLLARS (\$1,000) per year for four years provided the recipient maintains satisfactory scholastic averages and complies with the rules and regulations of their institution of higher learning;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Newport News Redevelopment and Housing Authority that the award of two such scholarships in accordance with the established guidelines is hereby authorized and approved.

April 3, 2025



REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

April 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.

CONTENTS

Public and Assisted Housing	Page 1
Waitlist Data	Page 2
Family Sufficiency	Page 3
Community Resources	Page 4
Finance	Page 6
Community Development	Page 7
CNI	Page 11



BOARD OF COMMISSIONERS

Lisa Wallace-Davis – Chairperson
Thaddeus Holloman – Vice Chairman

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

STAFF

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

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

PUBLIC AND ASSISTED HOUSING OCCUPANCY REPORT

Total Waiting List Applications	
Public Housing	677
Approved/Eligible	90
Pending	587
Housing Choice Voucher	4692
Approved/Eligible	25
Pending	4567

The pending application numbers for the Public Housing Program (989) and the Housing Choice Voucher Program (8562) 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	12
Mod-Rehab (SRO)	2
Total	22
Occupancy Statistics:	
Public Housing Program	94%
Housing Choice Voucher Program	87%
Mod-Rehab Program (Warwick SRO)	94%
Mod-Rehab (Warwick SRO)	82
Avg. # Leasing Days (PH)	62
Avg. Rent for Move-Ins (PH)	\$470
New Mod-Rehab (SRO) participants	\$228
Total Public Housing	799
Housing Choice Vouchers	2,984
Lease Rate – March 2025	87%

Average Family Rent Contribution for Move-ins Last Month:	
Public Housing	\$470
Housing Choice Voucher	\$228
Warwick SRO	\$110
Cumulative Percentage of Section 8 Budget Authority Utilized March 2025	103.5%

HOMEOWNERSHIP PROGRAM

Since the Inception of Program

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

FSS		
Program	Number of Families	Total Cost of Homes Purchased
HCV Families	69	\$6,675,318
PH Families	56	\$5,852,540
HCV-V Home-ownership	73	\$12,377,488

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

HCV-V numbers reflect current program participants.

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

Property	Occupancy Rate	Approved/Eligible	Pending	Total
Orcutt Townhomes I (Lease Up)	52%	1	70	71
Orcutt Townhomes III	87%	0	0	0
Cypress Terrace	89%	0	0	0
Oyster Point/Brighton	92%	0	1	1
Great Oak	96%	292	191	483
Lofts on Jefferson	86%	1	0	1
Jefferson Brookville	98%	1	21	22
Lassiter Courts	86%	3	246	249
Spratley	90%	1	37	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 March 2025.

Participants	Public Housing	Housing Choice Voucher	TOTAL
Total number in FSS Program	40	98	138
Employed	21	70	91
Currently not working	19	21	37
Attending Thomas Peninsula Comm. College	0	0	0
Attending Christopher Newport Univ.	0	0	0
Enrolled in NNRHA Computer Training/GED	1	1	2
Enrolled in other Training Programs	1	3	4
Employed and going to school	1	3	4
Total Number of participants with escrow accounts	19	63	82

COMMUNITY RESOURCES

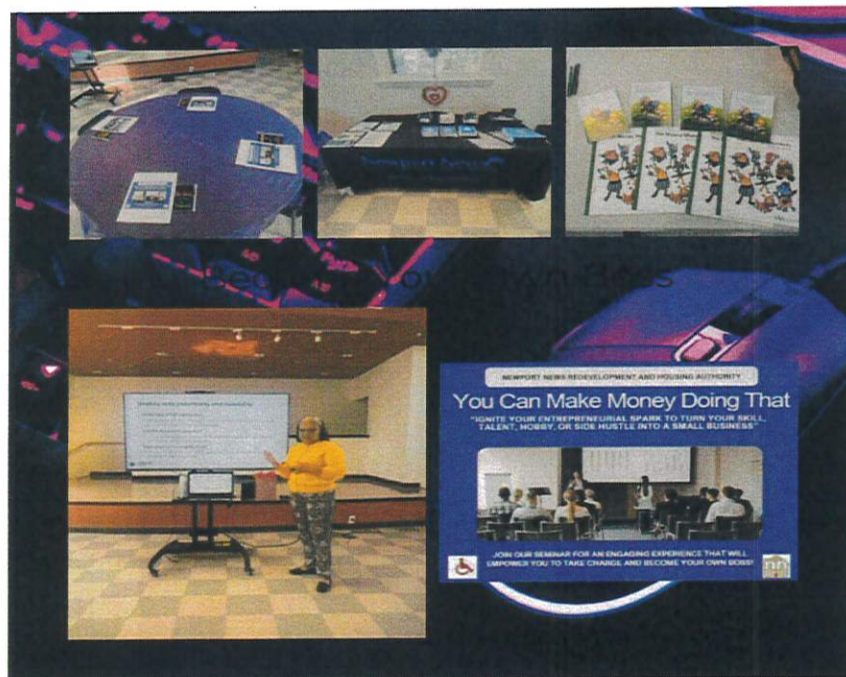
COMMUNITY RESOURCES

You Can Make Money Doing That

Ignite Your Entrepreneurial Spark: Turn Your Skill, Talent, Hobby, or Side Hustle into a Small Business

On March 12, 2025, the Family Self-Sufficiency (FSS) department, in partnership with Mrs. Pam Croom, SWaM Business Services Coordinator for the City of Newport News, hosted a small business seminar. This seminar equipped FSS participants with important tools and resources for launching a small business, including insights into startup strategies, funding options, and a realistic overview of the advantages and challenges of entrepreneurship.

The goal of this event was to motivate and enable participants to achieve their entrepreneurial aspirations. Resource materials were distributed, light refreshments were provided, and families received a Money Monster Guide along with an engaging activity book designed to introduce children to the basics of starting their own business.



FINANCE

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY
2025 Housing Choice and Mainstream Voucher Program Utilization Report - Actual
For the Year Ending December 31, 2025

CV Housing Choice 2025 Annual Budget Authority										\$ 28,885,626		Final 99.5% proration	
Housing Choice Voucher Funding										\$ 28,885,626			
Mainstream Voucher Program Funding										\$ 1,202,431		Final - 100%	
Emergency Housing Voucher Program Funding										\$ 366,362		Final - 100%	
HCV Units										2507			
VASH units										54			
CNI tenant protection										247			
Marshall tenant protection										88			
Warwick SRO - RAD2										88			
Baseline HCV count										2984			
Mainstream Vouchers										141			
Emergency Housing Vouchers										30			
Total Vouchers										3155			
Month	# of Vouchers Utilized	Lease Rate	HAP Payments to Landlords	Avg HAP	Monthly +/- Dollar Utilization	Monthly Amount of Funding Utilized	Year to Date Amount of Funding Utilized	Funding From HUD	Fraud Recovery	Other Sources Of Funds	NNRHA Held Reserve Balance	HUD Held Reserve Balance	
January	HCV 2541 MS 129 EHV 28	85.2% 91.5% 93.3%	\$ 2,390,816.00 \$ 114,268.00 \$ 27,901.00	\$ 940.90 \$ 885.80 \$ 996.46	147,212.00 15,096.00 7,008.00	106.6% 115.2% 133.5%	106.6% 115.2% 133.5%	\$ 2,243,604.00 \$ 99,172.00 \$ 20,893.00			\$ (1,289,905.00) (134,023.00) 23,083.00	3,941,199.50 (7,776.50) 89,226.17	
February	HCV 2557 MS 130 EHV 28	85.7% 92.2% 93.3%	\$ 2,434,022.00 \$ 109,437.00 \$ 26,578.00	\$ 951.91 \$ 841.82 \$ 949.21	104,783.00 10,265.00 4,595.00	104.5% 110.4% 120.9%	105.5% 112.8% 127.1%	\$ 2,329,239.00 \$ 99,172.00 \$ 21,983.00			\$ (1,394,688.00) (144,288.00) 18,488.00	3,934,410.00 (11,376.50) 97,248.84	
March	HCV 2562 MS 130 EHV 28	85.9% 92.2% 93.3%	\$ 2,402,236.00 \$ 106,656.00 \$ 26,814.00	\$ 937.64 \$ 820.43 \$ 957.64	80,406.00 4,759.00 22,384.00	103.5% 104.7% 605.3%	104.8% 110.0% 171.8%	\$ 2,321,830.00 \$ 101,897.00 \$ 4,430.00			\$ (1,475,094.00) (149,047.00) (3,896.00)	3,915,650.00 (17,699.50) 122,824.50	
										\$ 7,638,728.00			
												\$ 7,242,220.00	
												\$ -	

COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT

Community Development Block Grant (CDBG)

The Five-Year Consolidated Plan for 2025-2029 and the Annual Action Plan for 2025-2026 are in progress. The Five-Year Consolidated Plan sets the priorities for the projects that the City and the Authority will focus on for the next five years. It is our goal to align the priorities set forward in this plan with those set by the City of Newport News. We are focused on anticipating specific needs to assist eligible citizens with CDBG and HOME programs.

Sponsoring Partnerships & Revitalizing Communities (SPARC)

The SPARC program allows those buyers utilizing a Virginia Housing loan product to buy down their interest rate by 1%. With the addition of SPARC funding, we are able to expand our reach and offer Down Payment Assistance to qualified buyers. SPARC allocations are approved on an annual basis. This current program year for SPARC funding began July 1, 2024, and will conclude June 30, 2025. NNRHA has expended \$3,799,204 of the total \$5.5M awarded to serve the citizens of Newport News. *In March, NNRHA was awarded an additional \$1.5M in SPARC funding.*

REDEVELOPMENT & HOMEOWNERSHIP

NNRHA administers the Citywide, Down Payment Assistance Program for first-time homebuyers through the HOME Investment Partnerships Program (HOME). This program assists eligible first-time homebuyers in purchasing a home in the City.

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

New DPA Applications March 2025	Total DPA Applications Received for July 1, 2024 – June 30, 2025
3	17

Total Housing Rehabilitation Activity for March 2025	
	Residential Repair Program
Projects Completed	2
Projects in Underwriting	14
Projects Pending Approval	0
Projects Ongoing	0
Projects Ineligible	1
Total	17

New Housing Rehabilitation Applications for January 1, 2025- March 31, 2025	Total New Housing Rehabilitation Applications Received for July 1, 2024 - June 30, 2025
2	28

Total Housing Rehabilitation Activity for Fiscal Year July 1, 2024 – June 30, 2025	
	Residential Repair Program
Projects carried over from Previous Fiscal Year	9
Projects Completed	17
Projects Ineligible	11
Total	37

MARSHALL-RIDLEY RESIDENTIAL FACADE PROGRAM

The Marshall-Ridley Residential Facade Program is a \$2.1 million grant program to assist owner-occupied homeowners in the Choice Neighborhood Initiative area with exterior home improvements. The grant allows for exterior improvements up to \$20,000 for each property. A total of 113 applications were received and 87 have been processed and are currently at varying stages as indicated in the chart below:

Marshall-Ridley Residential Facade Program Activity Tracker

Total Applicants	113
Finance Review	105
Inspected	90
Codes Review	78
Contract Pending	5
Contracted	0
Completed	67
Ineligible	33

CAPITAL ACTIVITY

Marshall Courts – Phase VII Demolition of 88 Units

All residents have been relocated from the 88 apartments in the demolition phase of Marshall Courts and the utilities to the site have been terminated. C.M. Munden, the general contractor for the project, has mobilized and is preparing to start demolition. The project is scheduled to be completed in November 2025.

Orcutt Townhomes I

Three of the six accessible lift systems for Orcutt Townhomes I have been installed. The remaining lifts are scheduled to be installed in May 2025. After the lift installations are complete, the City and VHDA will conduct final inspections of those units.

Aqueduct Apartments

The repaving project for Aqueduct Apartments started on March 30, 2025. It is being performed in several phases. The project is scheduled to be completed in 30 days.

DJG Architects have provided the specifications and scope of work for the window replacement project. NNRHA staff is currently reviewing the information and we anticipate work will begin this summer.

Marshall Courts Apartments

A pre-construction meeting was held for the exterior renovations project for Marshall Courts Phase I on Thursday, April 3, 2025. The project is scheduled to start during the week of April 7th, 2025. There is a 6-month timeframe to complete the project.

Southeastern Family Project (2351 Terminal Ave.)

The project is currently 65% complete. Windows and doors are scheduled for installation soon and interior finish work will begin shortly thereafter. The project is scheduled for completion in May.

Ashe Manor

Cabinet submittals have been reviewed and approved by the project architect. All materials will be stored onsite to expedite the project timeline. We anticipate completing this project in 7 months without relocating the residents.

Pinecroft Apartments

DJG Architects has completed the specifications and scope of work for capital improvements needed at Pinecroft Apartments. Upon completion of review and approval by NNRHA staff, NNRHA procurement will initiate contractor solicitation for the project.

CHOICE NEIGHBORHOOD INITIATIVE (CNI)

CHOICE NEIGHBORHOOD INITIATIVE (CNI)

Lift and Rise on Jefferson

Leasing Update:

Lift & Rise I (2700 building) is currently at 93% occupancy, with three available units:

- Two affordable units – Both have applicants scheduled to move in on April 17, 2025.
- One market-rate unit – An applicant is set to move in on April 25, 2025.

Lift & Rise II (2800 building) is at 95% occupancy, with two available units:

- Two affordable units – Applicants are scheduled to move in on April 22 and April 25, 2025.

Lift and Rise Commercial Space Update:

The retail space, located on the ground level of the 2700 and 2800 buildings, has successfully passed all inspections. Abbitt Realty will take new marketing photos to relaunch leasing efforts now that the property is fully ready for occupancy.

Legacy Landing

Former Ridley Place Site-(12th-18th Street between Jefferson and Ivy Ave)

CNI III-R – Leasing in process

As of April 2025, the Legacy Landing Lease-Up Report details the occupancy and application status for Phase III-R (71 units), which is currently leasing. 41 units are occupied, with 8 more approved for move-in. The leasing office has received 350 applications from the general public and 50 from former Ridley residents, with 11 still in process.

For returning Ridley residents, 28 have moved in, 8 are approved, 11 are in process, and 3 were canceled or denied.

All III-R (58) PBV and replacement units are expected to be fully occupied by the end of April 2025.

Legacy Landing. Lease-up report is as follows:

Legacy Landing Lease Up Report	Updated as of January 2025		
	Phase III- R 71 units	Phase IV- R 84 units	Total 155 units
Total Units Occupied	41		41
Applications from General Public	350		350
Applications from Former Ridley Residents	50		50
Returning Ridley Residents			
Applications Approved for Move-in:	8		8
Moved- in	28		28
Applications In-process	11		11
Awaiting processing	14		14
Application Cancelled or Denied	3		3

CNI IV-R - Construction is approximately 99% completed

The schedule has been extended by two weeks due to additional ROW lighting and stormwater work, pushing project completion to late August 2025. The Pennrose Development team is working to secure TCOs from the City of Newport News for the first four townhomes by the end of April 2025. While applications remain under review, property management and NNRHA are coordinating inspections to ensure a smooth transition and seamless move-ins.

Additional Construction Updates

- Infrastructure: 97% complete.
- Wellness Trail: 72% complete.
- Seafood Market: Ground breaking slated to begin in the summer of 2025.
- Retail: 100% complete

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

The schedule for Phase V – Downtown Phase (28th Street and Washington Avenue) has been slightly adjusted, with the closing date now set for mid-July 2025 and an estimated construction completion timeline of 14-16 months, targeting late Fall 2026. The site development plan is scheduled for submission to the City of Newport News on April 4, 2025.

Urban Strategies, Inc.

March 2025 Update:

As of March 2025, the USI Newport News team has completed assessments for 209 families. A resident meeting was held on March 27 in the Lift & Rise on Jefferson community room, where Urban Strategies engaged with residents to offer available services, support, and guidance. The meeting provided assistance to those in need of financial support for rent and other household necessities.

March Success Story:

This month's success story highlights the perseverance and determination of a resident who overcame significant housing challenges. Facing housing instability at the end of 2024, she was at risk of eviction due to an outstanding water bill. With the support of a family support specialist, relocation coordinator,

and the housing authority, she was able to resolve the issue and avoid eviction.

Determined to create a better future for herself and her four-year-old daughter, she applied for housing at Legacy Landing. Despite delays due to construction setbacks, she remained committed to the process. Even during moments of frustration and uncertainty, she stayed focused on securing stable housing.

At the beginning of March, she received the keys to her new apartment at Legacy Landing, marking the start of a new chapter for her family. Her next goals include securing employment at the new Early Childhood Center next to Legacy Landing and enrolling her daughter in early childhood programs as she prepares for kindergarten in the fall. With resilience and determination, she looks forward to embracing new opportunities in her community.

ITEM NO. 7

Closed Session

MR. HOLLOMAN READ

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

1. Discussion or consideration of the disposition of publicly held real property in Downtown Newport News, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, in compliance with Virginia Code 2.2-3711 (A) (3).

MR. HOLLOMAN 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 February 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.

VOTE

AYES

NAYS

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

* * * *

ITEM NO. 9
Other Business