

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

**June 17, 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, May 20, 2025
4. Communications
5. New Business
 - a. Consider a resolution authorizing Tenants' Accounts Receivable Charge-Off, seven months, ending April 30, 2025 - All Public Housing Properties
6. Report to the Board
7. **Closed Session** in accordance with the Virginia Freedom of Information Act, Code of Virginia, Section 2.2-3711 (A) (1)
8. 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
May 20, 2025**

Having duly given public notice, the Board of Commissioners of the Newport News Redevelopment and Housing Authority met at 227 27th Street, in the City of Newport News, Virginia, at 8:31 a.m. on Tuesday, May 20, 2025.

**Pledge of
Allegiance**

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

Roll Call

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

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

- Also present:
- Raymond H. Suttle, Jr.
Kaufman & Canoles, P.C.
 - Lysandra M. Shaw
Executive Director
 - Valarie Ellis, Director
Administrative Services
 - Lisa Dessoffy, Director
Finance
 - David Staley, Director
Community Development
 - Tera Lockley, Director
Housing
 - Kayonia M. Betts
Executive Assistant
 - Tricia Wilson
City of Newport News - Via ZOOM
 - Douglas S. Bertoli
Williams Mullen
 - Justin Orie
NNRHA IT Department

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
May 20, 2025**

Approval of Minutes April 15, 2025	Commissioner Knight moved that the minutes of the regular meeting of the Board of Commissioners held on April 15, 2025 be approved. The motion was seconded by Commissioner Bell and passed with a majority vote and one abstention.
Communications	<p>The following communications were presented to the Board and reviewed by the Executive Director. The Authority received its Capital Fund Program allocation from HUD's Office of Capital Improvements in the amount of \$3,709,211.00 for Fiscal Year 2025.</p> <p>The Authority has also been awarded \$1,304,422.00 in CDBG Grant funding and \$794,525.14 in HOME Grant funding with the amounts being slightly less than last year's award. Commissioner Bell inquired about the timeline in which funds will be received and is there any concern of the awards being modified due to the current climate created by the new administration. Ms. Shaw answered that the funds will be available by the new fiscal year and that due to various federal changes taking place there are concerns until funds are loaded in the federal disbursement system.</p>
New Business	
The Board of Commissioners of the Newport News Redevelopment and Housing Authority Authorizing and Approving the Issuance of Revenue Bonds for 100 29th Street, LLC (The Coile Phase I)	<p>The Board was provided copies of a resolution authorizing and approving the issuance of revenue bonds for the benefit of 100 29th Street, LLC in an amount not to exceed \$8,000,000 and the execution of related documents. The proceeds from the sale of these bonds would be used to make a loan to the Borrower to finance or refinance a portion of the cost of the construction and equipping of a multifamily residential rental housing project located at 100 29th Street, Newport News, Virginia 23607. The affordable housing development will be known as the Coile Phase I Apartments.</p> <p>Ms. Shaw reported that in January and November of 2024 there was an inducement resolution which showed NNRHA's intent to allocate bonds to the Coile Phase I project. The process included holding a public hearing, a meeting with the City Council for public approval then coming back to NNRHA for final allocation. The City Council adopted the public approval of The Coile Phase I project on December 10, 2024.</p> <p>It is important to note that all fees and costs related to the issuance will be the borrower's responsibility and that neither the Authority nor its Board will be liable in any way for this debt.</p> <p>Board approval of this proposed action is recommended.</p> <p>The Board was addressed by the developer's attorney, Douglas Sbertoli of Williams Mullen. Commissioner Holloman raised a question about the interest rate and requested that a percentage be added to the resolution. The resolution was modified and the interest rate is not to exceed 6%.</p>

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
May 20, 2025**

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

**The Board of
Commissioners of the
Newport News
Redevelopment and
Housing Authority
Authorizing and
Approving the Issuance
of Revenue Bonds for
311 33rd Street, LLC
(The Coile Phase II)**

The Board was provided copies of a resolution authorizing and approving the issuance of revenue bonds for the benefit of 311 33rd Street, LLC in an amount not to exceed \$8,000,000 and the execution of related documents. The proceeds will be used to make a loan to the Borrower to finance or refinance a portion of the cost of the construction and equipping of a multifamily residential rental housing project located at 311 33rd Street, Newport News, Virginia 23607. The affordable housing development will be known as the Coile Phase II Apartments.

Ms. Shaw reported that in January and November of 2024 there was an inducement resolution which showed NNRHA's intent to allocate bonds to the Coile Phase II project. The process included holding a public hearing, holding a meeting with the City Council for public approval then coming back to NNRHA for final allocation. The City Council adopted the public approval of The Coile Phase II project on December 10, 2024.

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

Board approval of this proposed action is recommended.

The resolution was modified and the interest rate is not to exceed 6%.

Commissioner Bell made a motion to approve the resolution, as modified. Commissioner Holloman 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
Executive Director to
Sign Loan Documents
for the Choice
Neighborhood V-
Downtown Phase**

The Choice Neighborhood V-Downtown Phase is preparing to close its pre-development loan. Attached for the Board of Commissioner's consideration is a resolution authorizing the Executive Director to execute loan documents for the Choice Neighborhood V – Downtown housing phase. Choice Neighborhood V-Downtown is the final phase of housing under the Choice Neighborhood Implementation grant. Choice Neighborhood V- Downtown, LLC was formed and organized as the owner of the project with Choice Neighborhood V- Downtown Development Corporation being formed and incorporated to act as the Managing Member of the LLC. NNRHA is a shareholder in the Development Corporation. This authorization will allow the Executive Director to sign documents on the behalf of NNRHA to obtain the loan for Choice Neighborhood V- Downtown. All documents will be reviewed and approved by NNRHA counsel Raymond Suttle prior to being signed.

Board approval of the attached resolution is recommended.

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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.

Pinecroft Update

Ms. Shaw reported that due to a severe storm, both elevators at Pinecroft Apartments are out of service. For the past month, NNRHA has collaborated with the City to relocate residents due to safety concerns. NNRHA is also working with OTIS, the contractor, to expedite the repairs.

Ms. Ellis also provided an update regarding the ongoing repairs for both elevators, noting that the agency is receiving daily progress reports from the contracted service provider. She further elaborated on previous challenges encountered during the repair process. Specifically, Ms. Ellis indicated that the contractor experienced delays due to difficulties in procuring the necessary replacement parts. In addition to the parts-related issues, there was also an identified need to consult with a qualified engineer to address specific technical aspects of the elevator malfunctions and their remediation. The daily updates are expected to continue, providing further insight into the timeline for the completion of these essential repairs. Once one elevator is working the agency will start working on getting the residents back into their homes.

**Report to the
Board**

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

Ms. Lockley reported the NNRHA Controlled Multi-Family Properties Waitlist data as follows: There are 646 Public Housing applications, 88 of which are approved leaving 558 pending applications. The Housing Choice Voucher program has 4,541 applications, of which 25 were approved with 4,516 pending. During the month of April, there were a total of 19 new applicants housed between the Public Housing, Housing Choice Voucher and Mod Rehab (SRO) programs. The Public Housing program is currently occupied at 94% and the Housing Choice Voucher program is currently at 83%. The MOD Rehab Program, which includes Warwick SRO, is 93% occupied. All of the apartment affordable housing communities are occupied at 87% on average.

Ms. Lockley also reported that the Community Resources conducted an installation ceremony for officers who could not attend the previous ceremony that took place in January. Resident council meetings have been held at several properties in the community. There was an employment workshop on April 22nd which covered key areas including the application process to name a few topics. Lastly, there were events held for the senior residents which included library visits, bingo and a lunch and learn hosted by Fishing Point Healthcare to provide information about its community healthcare program. Ms. Lockley also addressed a question that Commissioner Bell raised regarding SEMAP high performers based on size in the last Board meeting.

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Ms. Dessoff reported that CliftonLarsenAllen, LLP conducted the on-site audit for both the program single and financial statement audit. This year's audit specifically focused on the Section-8 program, particularly the management of tenant files. Tera Lockley and her team were commended for their timely submission of files to the auditors. Previous audits outlined challenges related to staffing, inspections, and recertification, but significant improvement has been observed due to the new HCV manager's expertise. Continued progress is anticipated, and the audit is scheduled for submission to HUD by September 30, 2025.

Additionally, all departments have been collaborating to streamline the Payscan module within the Yardi software, used by housing programs, finance, and procurement. Following successful workflow testing, implementation is expected within the next month.

Ms. Shaw clarified that the previous findings that were present during the last audit related to the Section-8 program will probably be the same as last year's audit. The next audit will show the improvements. Mr. Holloman asked for clarity of the audit period due to the fiscal year calendar change. Ms. Dessoff reported that it's an 18 month transition period that covers July 2023 to December 2024. The next auditing period will cover January to December 2025.

Ms. Ellis added to her previous report Pinecroft Apartments' elevator repairs that Newport News Fire Department mandated that residents residing on the 2nd floor and above had to be relocated. However, residents not subject to this requirement were also offered relocation. She expressed her gratitude to her team for their significant efforts in managing this complex situation. Furthermore, solicitations for MSD answering services and moving services have been posted. These solicitations will close at the end of the month, at which time a decision will be made regarding next steps.

David Staley reported that the Marshall Ridley Residential Facade program is making progress and has been very successful and is now reaching the end of the project. As you may recall this is a \$2.1 million grant program to assist owner occupied homeowners in the choice neighborhood initiative area with external home improvements. The improvement grant is up to \$20,000 per property. So far there have been 69 cases to date and we've expended just over \$1.3 million. The community is appreciative and the hope is to be able to assist another 20 families with this grant.

All residents have been successfully relocated from the 88 apartments designated for demolition at Marshall Courts. The general contractor, C.M. Munden is preparing to commence demolition. In Orcutt Townhomes I, three of the six accessible lift systems have been installed, with the remaining lifts set to be finished by early June 2025 because of the availability of parts and the state of disrepair that required a complete replacement. The \$802,000 capital funded repaving project at Aqueduct Apartments is scheduled for completion this month. DJG Architects have provided the specifications for a window replacement project at Aqueduct which is currently under review by NNRHA, with work anticipated to start this summer. The Southeastern Family Project at 2351 Terminal Ave. is a full renovation funded by CDBG at \$950,000 and slated to be completed in June 2025. Lastly, at Ashe Manor, cabinet submittals have been approved, and materials will be stored on-site to ensure the project progresses within a 7-month timeframe without the need for

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resident relocation. DJG Architects are finalizing plans for capital improvements at Pinecroft Apartments, with contractor solicitation to follow NNRHA's review and approval. Commissioner Knight thanked Mr. Staley for his presence in the community. Ms. Shaw also thanked the team for the great work being done within the NNRHA programs. Specifically, Great Oak received an exceptional INSPIRE score of 98. Also Ashe Manor received a score of 90.

Ms. Shaw reported that the Lift and Rise occupancy is currently at 94%. The retail space, located on the ground level of the 2700 and 2800 buildings, has successfully passed all inspections. The property is fully ready for occupancy and if anyone knows a business that is interested please direct them to NNRHA.

Ms. Shaw also reported that as of May 2025, the leasing process for CNI Phase III-R of the Legacy Landing project, which includes 71 units, is underway with 57 of those units currently occupied. The Pennrose Development team is focused on obtaining temporary Certificates of Occupancy for CNI IV-R in hopes of receiving the first five (5) certificates soon. Infrastructure on the site is 97% complete, the Wellness Trail is 72% complete, and groundbreaking for the Seafood Market is anticipated for summer 2025, while the retail space already stands at 100% completion. The timeline for Phase V – Downtown Phase anticipated ground breaking is set for July 2026. The regional district application was approved and a team is scheduled to come in on May 21, 2025 to have a 90% design meeting.

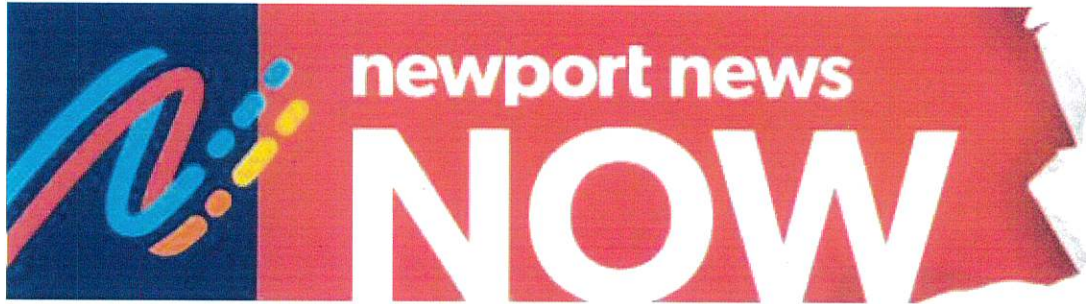
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Adjournment

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

Secretary-Treasurer

ITEM NO. 4
Communications



Newport News Celebrates Major Milestone With Ribbon Cutting at Legacy Landing

Thursday, June 5, 2025

A vibrant crowd of residents, community leaders, and development partners gathered today at **1600 Jefferson Avenue** to celebrate the official ribbon cutting of **Legacy Landing Phase I**, a transformative new mixed-income housing development in the heart of Newport News' Southeast Community.

The ceremony, held at 11:30 a.m., marked the successful completion of the first phase of a long-term effort to redevelop the former Ridley Place site into a thriving, opportunity-rich neighborhood. What began as *Ridley: The Next Chapter* has now materialized into Legacy Landing—a symbol of progress, equity, and commitment to community.

Speaking at the event, Vice Mayor Curtis Bethany called the project a milestone in the city's comprehensive revitalization efforts.

Vice Mayor Bethany was joined by a host of local leaders who helped bring Legacy Landing to life, including:

- Councilman John Eley, a strong advocate for the Southeast Community
- Councilwoman Tina Vick, a longtime champion of equitable housing
- Pastor Joseph Barksdale of The House of Prayer for All People, who offered a prayer for continued unity and progress
- Lysandra Shaw, Executive Director of the Newport News Redevelopment and Housing Authority (NNRHA), who emphasized the long-term vision of resident empowerment
- Patrick Stewart, Regional Vice President, Pennrose, whose company developed the project and has been instrumental in bringing it to fruition



LEGACY LANDING
**RIBBON CUTTING
CEREMONY**

The project is part of a broader revitalization strategy based on three pillars: Housing, Neighborhood, and People. Legacy Landing and its companion developments—including Lift & Rise—are transforming the built environment and reshaping the Southeast Community's future.

Visible improvements already include:

- Expanded housing choices
- The Newport News Early Development Childhood Center, with educational services from Virginia Peninsula Community College and the newly opened Peake Childhood Center
- New business growth at 2510 Jefferson Avenue, reinvigorating the commercial corridor

This community-driven transformation has been powered by a coalition of public and private partners, including:

- Funding Partners: NNRHA, HUD, Virginia Housing, Virginia Department of Housing and Community Development, Hampton Roads Planning District Commission, RBC Capital/Chase Bank, and Sentara Health
- Development Partner: Pennrose
- General Contractor: The Breeden Company
- Education and Youth Partners: Newport News Public Schools and Urban Strategies, Inc. (USI)
- Community Collaborators: The Citizens Advisory Committee, local faith leaders, and service providers

With Phase I now open, Phase II construction is well underway and expected to be completed by the end of 2025. Additional redevelopment is planned for lower Jefferson Avenue, along with more resident-centered investments that will continue shaping a stronger, more inclusive future for the Southeast Community.

ITEM NO. 5

New Business


- a. Consider a resolution authorizing Tenants' Accounts Receivable Charge-Off, seven months, ending April 30, 2025 - All Public Housing Properties

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

MEMORANDUM

DATE: June 6, 2025

TO: Members, Board of Commissioners

FROM: Lysandra M. Shaw, Executive Director 

SUBJECT: Tenants' Accounts Receivable Charge-off, Seven Months, Ending April 30, 2025 – All Public Housing Properties

The attached listing of proposed charge-offs of Tenants' Accounts Receivable is presented for your review and approval.

There are 25 accounts recommended for charge-off action with a total dollar value \$24,777.51 for the period of October 1, 2024 – April 30, 2025. The average amount per vacated account is \$991.10.

Recoveries from previously charged-off accounts are \$48,096.90 for the 12 months ending April 30, 2025. In December 2024 the Board approved charge-offs for May 1 – September, 2024 in the amount of \$89,433.32. This reduces our actual loss to \$66,113.93 this fiscal year representing 3.2% of anticipated rents. We budget 2% of our net rental revenue as a collection loss.

As comparison, previously we have charged-off the following amounts (excludes collections):

		Monthly Average
Oct 2021 – Sept 2022	\$ 76,264.77	\$ 6,355.39
Oct 2022 – Sept 2023	\$ 216,329.88	\$ 18,027.49
Oct 2023 – Sept 2024	\$ 189,901.65	\$ 15,825.14

Proposed:

Oct 2024 – April 2025	\$ 24,777.51	\$ 3,539.64
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Adoption of the attached resolution authorizing the charge-off in the total amount of \$24,777.51 for the seven-month period ending April 30, 2025 is recommended.

LMS/LKD

Attachments

3
**A RESOLUTION OF THE
NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY
AUTHORIZING CHARGE OFF OF TENANTS'
ACCOUNTS RECEIVABLE**

WHEREAS, there has been presented to the Board of Commissioners of the Newport News Redevelopment and Housing Authority and attached hereto a listing of recommended Charge Offs of Tenants' Accounts Receivable for the seven months ending April 30, 2025 for Project Nos. VA 3-2 through 3-24; and

WHEREAS, it is in the best interest of the Authority to pursue the collection of said accounts:

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Newport News Redevelopment and Housing Authority that the Executive Director be authorized to grant approval for the total charge-offs of \$24,777.51 of tenant accounts receivable for the above stated properties.

CHARGE-OFF OF TENANTS' ACCOUNTS RECEIVABLE

October 2024 to April 2025

Name	Project	Accounts	TOTAL
Marshall Courts	VA 3-2	7	2,094.19
Aqueduct	VA 3-11	12	21,195.42
Pinecroft	VA 3-13	4	1,144.80
Ashe Manor	VA 3-24	2	343.10
GRAND TOTAL		25	\$ 24,777.51

Collection Losses Budgeted CY 2025	\$ 40,891.00
Estimated Rental Income 2025	2,044,564.00

Approval Granted for Charge-off Amount:

Total Charge-offs for May - April 2025	114,210.83
Total Charge-off Recoveries thru 04/30/25	<u>48,096.90</u>

Net Collections Losses	<u>\$ 66,113.93</u>
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Lysandra M. Shaw
Executive Director



REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

June 2025

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

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BOARD OF COMMISSIONERS

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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	611
Approved/Eligible	87
Pending	524
Housing Choice Voucher	4541
Approved/Eligible	43
Pending	4475

The pending application numbers for the Public Housing Program (558) and the Housing Choice Voucher Program (4516) present the total number of applications being processed for eligibility for housing assistance. Some of these families will be determined ineligible based on income, landlord references or criminal activity. Therefore, these numbers will fluctuate each month.

New Applicants Housed	
Public Housing Program	6
Housing Choice Voucher	21
Mod-Rehab (SRO)	3
Total	30
Occupancy Statistics:	
Public Housing Program	94%
Housing Choice Voucher Program	84%
Mod-Rehab Program (Warwick SRO)	95%
Mod-Rehab (Warwick SRO)	86
Avg. # Leasing Days (PH)	23
Avg. Rent for Move-Ins (PH)	\$74
New Mod-Rehab (SRO) participants	\$336
Total Public Housing	799
Housing Choice Vouchers	2,984
Lease Rate – May 2025	84%

Average Family Rent Contribution for Move-ins Last Month:	
Public Housing	\$74
Housing Choice Voucher	\$267
Warwick SRO	\$336
Cumulative Percentage of Section 8 Budget Authority Utilized May 2025	103.8%

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 May 2025**

Property	Occupancy Rate	Approved/Eligible	Pending	Total
Orcutt Townhomes I (Lease Up)	73%	0	70	70
Orcutt Townhomes III	93%	1	0	1
Cypress Terrace	84%	0	0	0
Oyster Point/Brighton	85%	6	79	85
Great Oak	98%	292	191	483
Lofts on Jefferson	86%	0	0	0
Jefferson Brookville	92%	1	27	28
Lassiter Courts	96%	3	226	229
Spratley	98%	0	38	38

FAMILY SELF-SUFFICIENCY (FSS)

The following is a current breakdown of the status of FSS participants in the Public Housing and Housing Choice Voucher Programs for the month of May 2025.

Participants	Public Housing	Housing Choice Voucher	TOTAL
Total number in FSS Program	44	93	137
Employed	24	65	89
Currently not working	17	21	38
Attending Virginia Peninsula Comm. College	0	1	1
Attending Christopher Newport Univ.	0	0	0
Enrolled in NNRHA Computer Training/GED	1	0	1
Enrolled in other Training Programs	1	2	3
Employed and going to school	1	4	5
Total Number of participants with escrow accounts	18	51	69

COMMUNITY RESOURCES

COMMUNITY RESOURCES

Newport News Redevelopment and Housing Authority

Foodbank and NNPD Recruit Class Lend a Hand at Pinecroft Apartments



The Community Resources Department of NNRHA is thankful for its invaluable partnership with the Virginia Peninsula Foodbank and the Newport News Police Department. When the Foodbank learned about the inoperable elevator at Pinecroft Apartments—which would require climbing multiple flights of stairs to deliver food to 66 units—a swift plan was put into action. Foodbank volunteers, together with the current NNPD recruit class, were confirmed to assist with the distribution on May 13th. The task was challenging, but the recruits and volunteers worked together to ensure that each household received one box of perishable items, one box of fruits and vegetables, and a bag of frozen foods. Throughout the distribution, residents expressed their gratitude for

everyone's efforts that day, and the recruits gained valuable experience in community service.

Additionally, the Foodbank made a second delivery to Pinecroft on May 29th for the temporarily relocated residents, and the Community Resources staff distributed food to 22 residents at the Extended Stays.



Newport News Redevelopment and Housing Authority 2025 Scholarship Banquet

Since 1980, the Newport News Redevelopment and Housing Authority (NNRHA) has awarded scholarships to Public Housing and Housing Choice Voucher residents, thanks to the generous support of sponsors like Kinder Morgan and Dominion Terminal (DTA). We extend our gratitude to the Board of Commissioners for their ongoing support.

This year, with the help of 15 sponsors, we awarded scholarships to 10 residents. We appreciate our returning sponsors including Old Point National Bank, Matthew G. Burton, and Kauffman & Canoles, as well as welcoming new sponsors Brake King and IHOP. Since its inception, the Scholarship Program has assisted over 363 residents with vocational and college expenses, making a meaningful impact in our community.



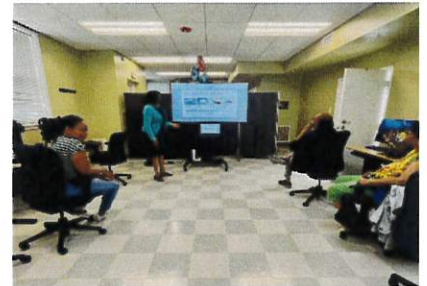
Community Resources • Resident Relations • Senior Residents

Basic Computer Training for Seniors: A Step Toward Digital Empowerment

On May 20, 2025, seniors gathered at the Marshall Courts Recreation Center for a Basic Computer Training class aimed at building essential digital skills. The session started with an overview of computers and operating systems, easing participants' initial apprehension.

Key topics included navigating the desktop environment and managing applications through hands-on activities, which boosted their confidence. The class also introduced basic software applications like word processing and internet browsing, enabling seniors to search online.

Participants expressed gratitude for the supportive learning environment, which fostered community and camaraderie. This teaching initiative is crucial for bridging the digital divide and empowering seniors in a connected world. With more classes planned, the community aims to continue its journey toward enhancing digital literacy for older adults.



FINANCE

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	2523	84.6%	\$ 2,425,539.00	\$ 961.37	\$ 181,935.00	108.1%	\$ 2,243,604.00		\$	(1,207,983.00)	3,846,645.00
	MS	127	90.1%	\$ 114,128.00	\$ 898.65	\$ 14,956.00	115.1%	\$ 99,172.00		\$	(1,389,918.00)	3,941,199.50
	EHV	28	93.3%	\$ 27,159.00	\$ 969.96	\$ 6,266.00	130.0%	\$ 20,893.00		\$	(127,965.00)	(7,776.50)
February	HCV	2536	85.0%	\$ 2,477,626.00	\$ 976.98	\$ 148,387.00	106.4%	\$ 2,329,239.00		\$	(1,538,305.00)	3,934,404.00
	MS	128	90.8%	\$ 108,725.00	\$ 849.41	\$ 9,553.00	109.6%	\$ 99,172.00		\$	(137,518.00)	(11,375.50)
	EHV	28	93.3%	\$ 25,836.00	\$ 922.71	\$ 3,853.00	117.5%	\$ 21,983.00		\$	26,470.00	97,248.84
March	HCV	2539	85.1%	\$ 2,463,281.00	\$ 970.18	\$ 141,451.00	106.1%	\$ 2,321,830.00		\$	(1,679,756.00)	3,891,111.40
	MS	128	90.8%	\$ 106,356.00	\$ 830.91	\$ 4,459.00	104.4%	\$ 101,897.00		\$	(141,977.00)	(17,699.50)
	EHV	28	93.3%	\$ 26,072.00	\$ 931.14	\$ 21,642.00	588.5%	\$ 4,430.00		\$	4,828.00	122,824.50
April	HCV	2555	85.9%	\$ 2,316,747.00	\$ 906.75	\$ (2,902.00)	99.9%	\$ 2,319,649.00		\$	(1,676,854.00)	3,834,297.90
	MS	127	90.1%	\$ 102,127.00	\$ 804.15	\$ 230.00	100.2%	\$ 101,897.00		\$	(142,207.00)	(24,023.50)
	EHV	28	93.3%	\$ 26,522.00	\$ 947.21	\$ (6,986.00)	79.2%	\$ 33,508.00		\$	11,814.00	119,323.50
May	HCV	2557	85.7%	\$ 2,422,533.00	\$ 947.41	\$ 88,856.00	103.8%	\$ 2,333,677.00		\$	(1,765,710.00)	3,778,924.00
	MS	126	89.4%	\$ 99,847.00	\$ 792.44	\$ (11,779.00)	89.4%	\$ 111,626.00		\$	(130,428.00)	48,711.50
	EHV	28	93.3%	\$ 26,492.00	\$ 946.14	\$ (11,716.00)	69.3%	\$ 38,208.00		\$	23,530.00	111,907.58
				\$ 12,768,990.00				\$12,180,785.00		\$		

ADMINISTRATIVE SERVICES

NNRHA Benefits Open Enrollment 2025

The Authority's Open Enrollment season began on May 27, 2025 and continued through June 6, 2025.

NNRHA has concluded the 2025 Employee Benefits Open Enrollment season for the period beginning July 1, 2025. We strive to provide our employees and retirees with the best possible insurance in terms of benefits offered and overall cost.

We continue to offer medical, dental, vision, life and AD&D insurance, long-term disability insurance, voluntary term life insurance and short-term disability. We offer a flexible spending account that allows employees to set-aside pre-tax dollars to assist with out-of-pocket expenses and one health savings plan (HSA) and one-traditional health plan option.

Employee benefits play a major role in employee recruitment and retention. Candidates and employees consider the overall compensation package, including benefits when evaluating job offers.

- NNRHA offered virtual open enrollment meetings which provided information on all benefits and any changes for the benefit plan year.
- Vista Open Enrollment allowed employees to view current benefit elections and make changes to plan options during the open enrollment period.
- Employees were entered into a drawing to receive a \$75 Amazon gift card if Vista Benefits Open Enrollment AND Enrollment Forms were completed and received in Human Resources by June 3, 2025 before close of business.

COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT

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

Sponsoring Partnerships & Revitalizing Communities (SPARC)

The SPARC program allows those buyers utilizing a Virginia Housing loan product to buy down their interest rate by 1%. With the addition of SPARC funding, we are able to expand our reach and offer Down Payment Assistance to qualified buyers. SPARC allocations are approved on an annual basis. This current program year for SPARC funding began July 1, 2024, and will conclude June 30, 2025. NNRHA has expended \$4,885.070 of the total \$5.5M awarded to serve the citizens of Newport News.

Redevelopment & Homeownership

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

Down Payment Assistance (DPA) Fiscal Year: July 1, 2024 – June 30, 2025					
Approved and Closed	Denied	Pending Additional Documentation	Current Month (Completed)	Underwriting in Process	Withdrew
5	4	4	0	6	1

New DPA Applications May 2025	Total DPA Applications Received for July 1, 2024 – June 30, 2025
1	20

Total Housing Rehabilitation Activity for May 2025	
	Residential Repair Program
Projects Completed	0
Projects in Underwriting	13
Projects Pending Approval	4
Projects Ongoing	1
Projects Ineligible	1
Total	19

New Housing Rehabilitation Applications for January 1, 2025- May 31, 2025	Total New Housing Rehabilitation Applications Received for July 1, 2024 - June 30, 2025
5	35

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	14
Total	40

MARSHALL-RIDLEY RESIDENTIAL FACADE PROGRAM

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

Marshall-Ridley Residential Facade Program Activity Tracker

Total Applicants	113
Finance Review	113
Inspected	92
Codes Review	78
Contract Pending	0
Contracted	4
Completed	70
Ineligible	36

CAPITAL ACTIVITY

Marshall Courts – Phase VII Demolition of 88 Units

The tentative start date for the demolition project of Marshall Courts Phase VII is July 7, 2025. This will allow for 2-4 weeks to secure all permits and to provide the City of Newport News and the State of Virginia the Stormwater Pollution Prevention Plan (SWPPP). A seven-month timeframe is allotted to this project.

Orcutt Townhomes I

The anticipated start date for the installation of the final three accessible lift systems for Orcutt Townhomes I is Monday, July 9, 2025. The City and VHDA will conduct final inspections of those units when the installation is complete.

Aqueduct Apartments

The parking lot re-pavement project at Aqueduct Apartments is anticipated to be completed by June 6, 2025.

Final details are being reviewed with DJG Architects for the window replacement project. Preliminary lead testing is scheduled for Wednesday, June 4, 2025. Shortly after, we anticipate the complete scope of work and specifications to be provided.

Marshall Courts Apartments

The facade improvements project is 70% complete and is moving along in a timely manner. Improvements include fresh new colors, repairs, and replacement of exterior cement board, fascia trim and items as needed.

Southeastern Family Project (2351 Terminal Ave.)

With manufacturing delays holding up cabinetry and a few other items, the project completion timeline has moved to mid-July. The contractor is doing their best to ensure that the schedule moves as efficiently as possible.

Ashe Manor

Two conex boxes will arrive on site to receive kitchen cabinets and related materials on Monday, June 9, 2025. Once the materials have passed NNRHA's inspection, the kitchen renovation project will commence.

Pinecroft Apartments

Overall improvements are still being evaluated by DJG Architects and NNRHA staff. Some of the anticipated renovations will get grouped together to go out for competitive bid while other improvements will be addressed by maintenance staff.

CHOICE NEIGHBORHOOD INITIATIVE (CNI)

CHOICE NEIGHBORHOOD INITIATIVE (CNI)

Lift and Rise on Jefferson

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

Commercial Space Update

Abbitt Realty Company is actively marketing the available commercial spaces at both 2700 and 2800 Jefferson Avenue through online platforms, newly installed on-site signage, and the properties' dedicated websites. Tours with prospective business owners are ongoing. As a reintroduction, both buildings feature brand-new first-floor retail spaces located within multi-story urban residential developments. Each space includes a separate entrance from the residential entryway, a private restroom, and offers approximately 1,540 square feet, available at \$17.00 per square foot per year.

For more information, visit:

abbittrentals.com/properties/the-lift-and-rise-2800-jefferson-ave

abbittrentals.com/properties/the-lift-and-rise-2700-jefferson-ave

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

Legacy Landing Phase I Ribbon Cutting Ceremony – Event Summary:

On June 5, 2025, a ribbon cutting ceremony was held to celebrate the completion of the first phase of Legacy Landing, part of the Choice Neighborhoods Initiative in the Marshall-Ridley area.

The event brought together community leaders, residents, elected officials, and project partners. Remarks were shared by representatives from the City of Newport News, Council Members, the Vice Mayor, Pennrose, and the pastor of United House of Prayer, who gave the invocation. Attendees toured completed units and community amenities, highlighting the transformation and collective commitment to quality housing and neighborhood revitalization.

Legacy Landing. Lease-up report is as follows:

Legacy Landing Lease Up Report	Updated as of June 2025		
Category	Phase III- R 71 units	Phase IV- R 84 units	Total 155 units
Total Units Occupied	62	0	62
Applications from General Public	350	0	350
Applications from Former Ridley Residents	50	0	50
Applications In-process	5	24	29
Returning Ridley Residents			
Ridley Residents Occupied Units	30	0	30
Application Cancelled or Denied	4	0	4
Applications In-process	4	0	4

Leasing Update:

As of June 4, 2025, 62 of the 71 units in Phase III-R are occupied. Four additional units are pending HQS reinspection, one market-rate unit is in the application process, and four market-rate units remain available for lease. Although move-ins for Phase IV-R (84 units) have not yet started, 24 applications are currently being processed and 45 have been approved.

Construction updates:

CNI IV-R - 99% completed

The Project Management Team submitted documentation to the City of Newport News to obtain Temporary Certificates of Occupancy (TCOs) for the first five townhomes, awaiting approval.

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 groundbreaking and financial closing for Phase V – Downtown Phase is slated for August 2026. In preparation, the Development Team will be submitting the site plan to the City of Newport News for review and approval in the coming months.

Homeownership Lots Update

While construction at Legacy Landing is nearing completion, internal planning meetings are still underway, and the design and development of the homeownership lots are still in the early stages. A total of twenty-four (24) market-rate single-family homes are planned for construction on the Legacy Landing site along Ivy Avenue.

A decision has been made to partner with Pennrose and WRT on the design plan, which will be based on a defined design criteria and shaped with input from the City of Newport News, NNRHA, and key community partners. Once the design is developed, the lots will be

offered through a competitive bidding process, giving local developers the opportunity to bid and build in alignment with the established design standards.

Urban Strategies, Inc.

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

USI hosted the Marshall-Ridley Resident Meeting on May 29, 2025, at Lift & Rise. Goodwill shared employment and training opportunities, and Volunteers of America presented their “Building Bridges to Hope” initiative focused on substance use prevention. The event promoted resident engagement and self-sufficiency through collaboration with local service partners.

ITEM NO. 7

Closed Session

MR. HOLLOMAN READ:

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

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

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 June 17, 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