

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

**August 18, 2026  
8:30 a.m.  
227-27<sup>th</sup> Street, Newport News**

1. Pledge of Allegiance to the Flag of the United States of America
2. Roll Call
3. Consider approval of minutes of regular meeting, June 16, 2026
4. Communications
5. New Business
  - a. Consider a Resolution Authorizing the Executive Director to Execute a Contract for Services between NNRHA and the City of Newport News for the Administration of the Community Development Block Grant Program for 2026–2027.
  - b. Consider a Resolution Authorizing the Executive Director to Execute a Contract for Services between NNRHA and the City of Newport News for the Administration of the HOME Investment Partnership Program for 2026-2027.
  - c. Consider a Resolution Authorizing the Executive Director to Enter into Contracts for Services with the Boys & Girls Club of the Virginia Peninsula, Freedom Outreach Center, House of Refuge Worship Center, HRCAP Clean Comfort, HRCAP Housing Counseling, LINK of Hampton Roads, Menchville House Ministries, Inc., Peninsula Agency on Aging, and Transitions Family Violence Services.
  - d. Consider a Resolution Approving Permanent Financing and Bond Loan Forbearance for Choice Neighborhood IV-R and Authorizing the Executive Director to Execute Documents on behalf of NNRHA.
6. Report to the Board
7. Closed session in accordance with the Virginia Freedom of Information Act, Code of Virginia, Section 2.2-3711
8. Consider adoption of resolution certifying a Closed Meeting in conformity with Virginia law.
9. Any other business to come before the Board.
  - Comments from the Public: (*Time limit 5 Minutes*)
10. Adjournment

**Minutes of a Meeting of the  
Newport News Redevelopment and Housing Authority  
June 16, 2026**

Having duly given public notice, the Board of Commissioners of the Newport News Redevelopment and Housing Authority met at 227 27<sup>th</sup> Street, in the City of Newport News, Virginia, at 8:31 a.m. on Tuesday, June 16, 2026.

|                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Pledge of Allegiance</b>                   | Mr. Alonzo Bell led the assembly in the Pledge of Allegiance to the Flag of the United States of America.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Roll Call</b>                              | <p>The meeting was called to order by the Chair, Mr. Holloman, and those present were as follows:</p> <p>Commissioners present: -</p> <div>Thaddeus Holloman<br/>Alonzo Bell, Jr.<br/>William Black<br/>George Knight<br/>Barbara Holley<br/>Andrea Diggs<br/>Dr. Helmuth Trieschmann</div> <p>Also present:</p> <div>Raymond H. Suttle, Jr.<br/>Kaufman &amp; Canoles, P.C.</div> <div>Lysandra M. Shaw<br/>Executive Director</div> <div>Ronald Jackson<br/>Deputy Executive Director</div> <div>Lisa Dessoffy, Director<br/>Finance</div> <div>Felicia Simmons, Director<br/>Administrative Services</div> <div>Kayonia M. Betts<br/>Executive Assistant</div> <div>Tricia Wilson<br/>City of Newport News</div> <div>Douglas Sbertoli<br/>WilliamsMullen</div> <div>Justin Orie<br/>NNRHA IT Department</div> <div>Karren Douglas<br/>NNRHA IT Department</div> |
| <b>Approval of Minutes<br/>April 21, 2026</b> | Commissioner Bell moved that the minutes of the regular meeting of the Board of Commissioners held on April 21, 2026, be approved. The motion was seconded by Commissioner Diggs and passed with a majority vote. Commissioner Trieschmann abstained as he was not present at the April 21, 2026, meeting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Communications</b>                         | The following communications were provided to the Board and reviewed by the Executive Director. Ms. Shaw reported on the upcoming RED Academy Celebration, a regional partnership initiative aimed at developing local real estate developers. The event will be held in person, with the location expected to be finalized soon, and board members were encouraged to attend once registration becomes available.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

**Minutes of a Meeting of the  
Newport News Redevelopment and Housing Authority  
June 16, 2026**

**New Business**

**The Board of  
Commissioners of  
the Newport News  
Redevelopment and  
Housing Authority  
Authorizing the  
Issuance of its  
Multifamily Housing  
Revenue Bonds  
(Stuart Gardens I  
Apartments) Series  
2026 and the  
Execution and  
Delivery of Related  
Documents**

The Board was provided copies of a resolution authorizing the issuance of multifamily housing revenue bonds not to exceed \$45,000,000 for Phase I of the Stewart Gardens project. This project includes approximately 250 affordable housing units on 21.5 acres located at 1358 Garden Drive in Newport News. On December 9, 2025, the City Council provided the required public approval of the bond issuance and financing plan. Funding for the project will be obtained through a combination of bond proceeds and other financing sources, including federal programs and tax credits. Bond counsel, Doug Sbertoli provided an overview of the process, confirming that the documentation was in substantially final form and all costs associated with the bond issuance will be the responsibility of the borrower, and neither the Authority nor its Board will incur any financial liability.

Adoption of the resolution was recommended.

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  
Issuance of its  
Multifamily Housing  
Revenue Bonds  
(Stuart Gardens II  
Apartments) Series  
2026 and the  
Execution and  
Delivery of Related  
Documents**

The Board was provided copies of a resolution authorizing the issuance of multifamily housing revenue bonds not to exceed \$48,000,000 for Phase II of the Stewart Gardens project. This project includes approximately 239 affordable housing units on 18.98 acres located at 1326C Garden Drive in Newport News. On December 9, 2025, the City Council provided the required public approval of the bond issuance and financing plan. Funding for the project will be obtained through a combination of bond proceeds and other financing sources, including federal programs and tax credits. Bond counsel, Doug Sbertoli provided an overview of the process, confirming that the documentation was in substantially final form and all costs associated with the bond issuance will be the responsibility of the borrower, and neither the Authority nor its Board will incur any financial liability.

Adoption of the resolution was recommended.

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

**The Board of  
Commissioners of the  
Newport News  
Redevelopment and  
Housing Authority  
Authorizing Charge Off  
of Tenants' Accounts  
Receivables**

The Board was provided copies of a resolution authorizing the charge-off of tenant accounts receivable. A total of 23 accounts, amounting to \$33,856.28 for the period from October 1, 2025, through April 30, 2026, were recommended for charge-off. Ms. Shaw reported that recovery efforts over the past year exceeded \$32,000 and that overall losses represented a relatively small percentage of anticipated rent. Commissioners discussed trends and suggested standardizing reporting periods to allow clearer comparisons.

Ms. Shaw recommended approval of the resolution.

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

**Report to the  
Board**

Ms. Shaw reported the NNRHA Controlled Multi-Family Properties Waitlist data as follows: There are 3345 Public Housing applications, 11 of which are approved leaving 2334 pending applications. The Housing Choice Voucher program has 3939 applications, of which 56 were approved with 3883 pending. During the month of May, the Public Housing program housed 10 new applicants. The Housing Choice Voucher Program housed 22 new applicants and MOD-Rehab (SRO) housed 2 new applicants for a total of 34 new applicants housed. The Public Housing program is currently occupied at 96% and the Housing Choice Voucher program is currently at 86%. The MOD Rehab Program, which includes Warwick SRO, is 98% occupied. All of the apartment affordable housing communities are occupied at 86% on average.

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June 16, 2026**

During the month of May, community resource activities included a Bingo night at Marshall Courts and the celebration of Older Americans Month on May 19th at both Pinecroft Apartments and Marshall Courts. Ms. Shaw also noted that a Personal Care Aide (PCA) training program was conducted at Marshall Courts, where several residents received certificates of completion, and two participants were offered employment opportunities.

Mr. Jackson reported that the Draft 2026–2027 Annual Action Plan (AAP) has been completed and is currently undergoing internal review to ensure alignment with HUD requirements and the goals of the Consolidated Plan. Upon completion of revisions, the plan will be released for a required 30-day public comment period following publication of a public notice in the Daily Press.

He also provided updates on homeownership and partnership programs, noting that the SPARC Program has nearly fully utilized its \$4 million allocation, with approximately 98% of funds committed to support affordable homeownership through reduced mortgage interest rates. Additionally, the Citywide Down Payment Assistance (DPA) Program reported (21) twenty-one applications year-to-date, with (3) three completed, continuing to support first-time homebuyers in achieving homeownership in Newport News.

The Board was further updated on housing rehabilitation efforts, with 32 cases reported in May, including three completed projects. Year-to-date activity reflects steady demand, with multiple new applications and completed rehabilitation projects supporting housing improvement efforts.

Mr. Jackson also reported on the Asset Repositioning Strategic Plan, noting that AH Forward conducted work sessions with senior staff to gather input on property conditions and repositioning strategies. The firm is preparing to release a request for proposals for a Capital Needs Assessment, which, along with staff input and performance data, will guide future repositioning decisions.

He further reported that the Authority remains in compliance with HUD Capital Fund Program requirements, having obligated 2024 funds and fully expended 2022 funds within required deadlines.

Additionally, he advised that Du & Associates was selected to conduct a Pre-Management and Occupancy Review of the Authority's RAD properties and is assisting with addressing operational and compliance issues identified at Cypress Terrace Apartments.

Ms. Shaw added that recent HUD INSPIRE inspections were conducted at several properties during the first week of June. Pinecroft and Lassiter each received scores of 97, while Orcutt Townhomes received a score of 84. These high scores, particularly those in the "A" range, allow for extended inspection cycles of up to three years. Ms. Shaw emphasized that these results reflect continued diligence in property maintenance and demonstrate the Authority's commitment to maintaining quality housing standards.

Ms. Dessoify reported that the HCV report for May experienced a slight decline from the previous month; however, she anticipates improvement in June. It was further reported that total reserves, including funds held by HUD and those maintained by the Authority, are approximately \$2.3 million. HUD encourages the utilization of these reserves, making it important to increase leasing activity to ensure full use of available funding.

Ms. Simmons provided updates on several operational and capital improvement initiatives. She reported ongoing concerns with elevator reliability at Pinecroft Apartments, a senior housing property, where frequent malfunctions have occurred. To address this, multiple vendors have been contacted to conduct site visits and submitted proposals for modernization, which are currently under review. The plan is to modernize the passenger elevator, followed by the freight elevator. Additional upgrades at Pinecroft Apartments are also underway, with network infrastructure improvements approximately 75% complete, improving system reliability and maintenance efficiency. Additional improvements included the completion of the Marshall Courts security camera project, enhancing safety for residents and staff.

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Newport News Redevelopment and Housing Authority  
June 16, 2026**

Ms. Simmons further reported that Cox Communications recently upgraded phone system equipment at the Wilburn building at no cost, improving communication reliability.

The Authority will transition to a new Human Resources system (NeoGov) effective October 1, 2026, which will streamline HR processes and improve operational efficiency.

Lastly, Ms. Simmons noted progress toward implementing tablets to support a transition to paperless board materials, with training to be provided to ensure a smooth rollout.

Mr. Jackson reported that the Lift and Rise on Jefferson, building 2800, is currently 96% occupied, while building 2700 has reached 93% occupancy. As of June 2026, Legacy Landing achieved strong occupancy, with 152 of 155 total units occupied. Phase III-R, occupancy is at 100%, and Phase IV-R, which consists of 84 units, currently has 81 units occupied, with efforts ongoing to lease the remaining units.

A total of 46 returning Ridley residents currently reside in Project-Based Voucher (PBV) and Housing Choice Voucher (HCV) replacement units across both phases, demonstrating continued progress toward the Right to Return goals.

Regarding the construction update, CNI-IVR remains at 99% completion, which has been consistent for some time due to infrastructure work that is approximately 94% complete with the Wellness Trail being 96% complete. The retail space is 100% complete.

Urban Strategies Inc. continued providing comprehensive support services to 202 families across the Newport News community, with a focus on family engagement, resource coordination, and overall stability within the Marshall-Ridley area. Mr. Jackson also noted an upcoming Education Celebration scheduled for June 16, 2026, in partnership with Newport News Public Schools, which will recognize student achievement and promote ongoing collaboration among families, schools, and community partners.

Lastly, Phase V – Downtown is currently focused on completing site remediation and preparation activities. Upon completion, construction will proceed with foundation work, followed by structural framing, roof installation, and building dry-in. The project will then advance through mechanical, electrical, and plumbing installations, interior finishes, and final inspections. The project remains on schedule for completion and turnover by late summer/early fall.

**Closed Session**

Mr. Holloman requested a motion for the Board to enter into a Closed session for the purpose of discussion of personnel matters, in accordance with Virginia Code 2.2-3711 (A) (1). Commissioner Bell made a motion, which was seconded by Mr. Knight and passed unanimously.

Upon returning to open session, Mr. Holloman requested a motion to certify that only public business matters lawfully exempted from open meeting requirements under Virginia Law and only those matters as identified in the motion were discussed during the closed session. Commissioner Bell made the motion; which was seconded by Mr. Black and passed unanimously.

**Other Business**

Mr. Holloman reported that a groundbreaking ceremony was held on June 11th for the Choice Neighborhoods Initiative (CNI) project at the Phase V – Downtown site located at 28<sup>th</sup> Street and Washington Avenue. The event was attended by the Mayor, several City officials, and the Board Chairman, who delivered remarks. The ceremony was well attended and marked a significant milestone, as construction on the project is now officially underway.

**Minutes of a Meeting of the  
Newport News Redevelopment and Housing Authority  
June 16, 2026**

**Adjournment**

There being no other business to come before the Board, the Chairman adjourned the meeting at 10:01a.m.

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Secretary-Treasurer

**ITEM NO. 4**

**Communications**

**From:** Jennifer Collins <jcollins@navigatehousing.com>  
**Sent:** Monday, June 22, 2026 5:38 PM  
**To:** Tanya Orie <torie@nnrha.org>; Tera Lockley <tlockley@nnrha.org>  
**Subject:** Great Oaks MOR Closed Letter



06/22/2026

Great Oaks Apartments LLC  
227 27th Street PO box 797  
Newport News, VA 23607

RE: GREAT OAK APARTMENTS  
VA36H027022

Dear Great Oaks Apartments LLC:

On 04/15/2026, Jennifer Collins, conducted a comprehensive Management and Occupancy Review of the operating policies and procedures of the above referenced property.

The property earned a rating of A or Above Average.

Please consider this formal notice that we have received a complete response to the Findings listed in that report, and the Review is closed.

We appreciate all your cooperation and look forward to working with you again.

Sincerely,

Jennifer Collins  
Relationship Manager

cc: United States Department of Housing and Urban Development



Jennifer Collins  
Relationship Manager  
*Affordable Housing is Essential*

---

d. 804.215.8231 | m. 540.577.7550  
t. 888.466.5572 ext. 8231 | f. 888.723.8932  
e. [jcollins@navigatehousing.com](mailto:jcollins@navigatehousing.com) | w. [NavigateHousing.com](http://NavigateHousing.com)  
s. 6802 Paragon Place, Suite 410 | Richmond, Virginia 23230



## Scoring Summary - NSPIRE

| Units Inspected: 10<br>HUD Samp. Size: 20 | Outside |      | Inside |      | Unit |           | Totals |      |
|-------------------------------------------|---------|------|--------|------|------|-----------|--------|------|
|                                           | #       | Pts  | #      | Pts  | #    | Pts (Adj) | #      | Pts  |
| Life Threatening                          | 0       | 0.00 | 0      | 0.00 | 0    | 0.00      | 0      | 0.00 |
| Severe                                    | 0       | 0.00 | 0      | 0.00 | 5    | 7.40      | 5      | 7.40 |
| Moderate                                  | 0       | 0.00 | 0      | 0.00 | 4    | 2.20      | 4      | 2.20 |
| Low                                       | 0       | 0.00 | 0      | 0.00 | 1    | 0.24      | 1      | 0.24 |
| Totals                                    | 0       | 0.00 | 0      | 0.00 | 10   | 9.84      | 10     | 9.84 |

|       |       |                                                                                                                                                                                |
|-------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Score | 90.16 | Note: The unit points are adjusted based on the count of units inspected and not the HUD-defined unit sample size. Outside and Inside points are based on the HUD Sample Size. |
|-------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|         |                                                                                                                               |
|---------|-------------------------------------------------------------------------------------------------------------------------------|
| Message | Non-scoring findings excluded from score: (Call-For-Aid), Repeated HUD Standard findings within an area are counted only once |
|---------|-------------------------------------------------------------------------------------------------------------------------------|

## NNRHA NSPIRE INSPECTION REPORTS

| Property Name                    | Housing Type  | Date of Inspection | Inspection Score |
|----------------------------------|---------------|--------------------|------------------|
| Pinecroft Apartments             | PH            | 6/1/2026           | 97               |
|                                  |               |                    |                  |
| Orcutt Townhomes III             | RAD           | 6/4/2026           | 84               |
|                                  |               |                    |                  |
| Lassiter Courts Apartments       | RAD           | 6/5/2026           | 97               |
|                                  |               |                    |                  |
| Spratley House Apartments        | RAD           | 6/29/2026          | 87               |
|                                  |               |                    |                  |
| Aqueduct Apartments              | PH            | 7/20/2026          | 91               |
|                                  |               |                    |                  |
| Newport News Transcend           | Spec. Housing | 7/22/2026          | 97               |
|                                  |               |                    |                  |
| Oyster Point-Brighton Apartments | RAD           | 8/10/2026          | 90               |



Inspection

PINECROFT APTS

+ Follow

Submit Appeal

|                                                                                                                                |                                                                                                                                                  |                   |                 |
|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| Inspection Name                                                                                                                | Property ID                                                                                                                                      | Inspection Type   | Inspection Date |
| INSP-67168                                                                                                                     | VA003000313<br>( <a href="https://hud.my.site.com/NSPIRE/a2leq000000LOmb">https://hud.my.site.com/NSPIRE/a2leq000000LOmb</a> )                   | NSPIRE Inspection | 6/1/2026        |
| Inspection Name                                                                                                                | Property ID                                                                                                                                      | Inspection Date   |                 |
| INSP-67168                                                                                                                     | VA003000313<br>( <a href="https://hud.my.site.com/NSPIRE/a2leq000000LOmb">https://hud.my.site.com/NSPIRE/a2leq000000LOmb</a> )                   | 6/1/2026          |                 |
| Property ID                                                                                                                    | Local Scheduled Time                                                                                                                             |                   |                 |
| VA003000313<br>( <a href="https://hud.my.site.com/NSPIRE/a2leq000000LOmb">https://hud.my.site.com/NSPIRE/a2leq000000LOmb</a> ) | 12:00 PM                                                                                                                                         |                   |                 |
| Property Name                                                                                                                  | Inspection Stage                                                                                                                                 |                   |                 |
| PINECROFT APTS                                                                                                                 | Review Complete                                                                                                                                  |                   |                 |
| Inspection Type                                                                                                                | Inspection Status                                                                                                                                |                   |                 |
| NSPIRE Inspection                                                                                                              | Completed                                                                                                                                        |                   |                 |
| Ready for HUD Review                                                                                                           | Inspection Vendor                                                                                                                                |                   |                 |
| Yes                                                                                                                            | Capitol Management Consulting Services, Inc., (NIC)<br>( <a href="/NSPIRE/s/detail/001eq0000067hPLAAI">/NSPIRE/s/detail/001eq0000067hPLAAI</a> ) |                   |                 |
| Inspection Release Date                                                                                                        | Final Review                                                                                                                                     |                   |                 |
| 6/3/2026                                                                                                                       | Accept                                                                                                                                           |                   |                 |

|                                        |                                        |
|----------------------------------------|----------------------------------------|
| Preliminary Scoring Information        |                                        |
| Preliminary Calculated Score           | Preliminary Inspection Score Pass/Fail |
| 97                                     |                                        |
| Preliminary Inspection Score           | Preliminary Non-Scored Symbols         |
| 97                                     |                                        |
| Preliminary Property Threshold         | Preliminary Property Letter Grade      |
| 3                                      | A                                      |
| Preliminary Units Threshold            | Preliminary Units Threshold Pass/Fail  |
| 2.22                                   |                                        |
| Preliminary Projected Inspection Score |                                        |
| 97                                     |                                        |

## Final Scoring Information

Server Error

Attempt to de-reference a null object



Final Calculated Score ⓘ

Final Inspection Score Pass/Fail ⓘ

97 (/NSPIRE/s/) Inspections (/NSPIRE/s/inspection/Exam\_Inspection\_\_Inspection\_\_c/00B3d000000tAQcEAM)

Final Inspection Score ⓘ

97

Final Non-Scored Symbols ⓘ

Final Property Threshold ⓘ

3

Final Property Letter Grade ⓘ

A

Final Units Threshold ⓘ

2.22

Final Units Threshold Pass/Fail ⓘ

Final Projected Inspection Score ⓘ

97

## Inspection Additional Details

Deadline to Schedule Inspection

3/3/2026

Ideal Future Date (IFD)

11/6/2025

Inspection Scheduled with POC?



Cancellation Day of Inspection

Inspection Start Date/Time

6/1/2026 12:18 PM

Change/Cancellation Reason

Inspection End Date/Time

6/1/2026 4:23 AM

Cancellation Prior to Inspection

Inspection Due Date

3/31/2026

Inspection Unsuccessful Reason ⓘ

N/A

Inspect No Earlier Than

8/6/2025

Occupancy Percentage

96.0%

Inspect No Later Than

2/6/2026

Priority

## Counts At Sampling

Total Number of Buildings

1

Number of Sample Buildings

1

Total Num of Sample Buildings Inspected

1

Min Num of Buildings Required to Inspect

1

Total Number of Units

140

Number of Sample Units

27

Total Number of Sample Units Inspected

27

Min Number of Units Required to Inspect

27

Number of Sample Alternate Units



🏠 (/NSPIRE/s/) Inspections (/NSPIRE/s/inspection/ExAM\_Inspection\_\_Inspection\_\_c/00B3d000000tAQcEAM)

Inspection  
Orcutt Townhomes III

+ Follow

Submit Appeal

Inspection Name  
INSP-67616

Property ID  
800244925

Inspection Type  
NSPIRE Inspection

Inspection Date  
6/4/2026

(<https://hud.my.site.com/NSPIRE/a2leq000000LTUP>)

Inspection Name  
INSP-67616

Inspection Date  
6/4/2026

Property ID  
800244925  
(<https://hud.my.site.com/NSPIRE/a2leq000000LTUP>)

Local Scheduled Time ⓘ  
8:30 AM

Property Name  
Orcutt Townhomes III

Inspection Stage  
Review Complete

Inspection Type  
NSPIRE Inspection

Inspection Status  
Completed

Ready for HUD Review  
Yes

Inspection Vendor  
Capitol Management Consulting Services, Inc., (NIC)  
(</NSPIRE/s/detail/001eq0000067hPLAAI>)

Inspection Release Date  
6/8/2026

Final Review  
Accept

Preliminary Scoring Information

Preliminary Calculated Score ⓘ  
84

Preliminary Inspection Score Pass/Fail ⓘ  
🚩

Preliminary Inspection Score ⓘ  
84

Preliminary Non-Scored Symbols ⓘ  
\*

Preliminary Property Threshold ⓘ  
16

Preliminary Property Letter Grade ⓘ  
B

Preliminary Units Threshold ⓘ  
16.27

Preliminary Units Threshold Pass/Fail ⓘ  
🚩

Preliminary Projected Inspection Score ⓘ  
84

## Final Scoring Information

Server Error



Final Calculated Score ⓘ

Attempt to de-reference a null object

Final Inspection Score Pass/Fail ⓘ

84 (NSPIRE/s/)

Inspections (/NSPIRE/s/Inspection/ExAM\_Inspection\_\_Inspection\_\_c/00B3d000000tAQcEAM)

Final Inspection Score ⓘ

84

Final Non-Scored Symbols ⓘ

\*

Final Property Threshold ⓘ

16

Final Property Letter Grade ⓘ

B

Final Units Threshold ⓘ

16.27

Final Units Threshold Pass/Fail ⓘ

Pass

Final Projected Inspection Score ⓘ

84

## Inspection Additional Details

Deadline to Schedule Inspection

3/3/2026

Ideal Future Date (IFD)

4/16/2025

Inspection Scheduled with POC?



Cancellation Day of Inspection

Inspection Start Date/Time

6/4/2026 8:30 AM

Change/Cancellation Reason

Inspection End Date/Time

6/4/2026 12:15 PM

Cancellation Prior to Inspection

Inspection Due Date

3/31/2026

Inspection Unsuccessful Reason ⓘ

N/A

Inspect No Earlier Than

1/16/2025

Occupancy Percentage

100.0%

Inspect No Later Than

7/16/2025

Priority

## Counts At Sampling

Total Number of Buildings

8

Number of Sample Buildings

6

Total Num of Sample Buildings Inspected

6

Min Num of Buildings Required to Inspect

6

Total Number of Units

30

Number of Sample Units

16

Total Number of Sample Units Inspected

16

Min Number of Units Required to Inspect

16

Number of Sample Alternate Units



(/NSPIRE/s/)

Inspections (/NSPIRE/s/inspection/ExAM\_Inspection\_\_Inspection\_\_c/00B3d000000tAQcEAM)

Inspection  
New Lassiter Apartments

+ Follow

Submit Appeal

Inspection Name  
INSP-67137

Property ID  
[800248307](#)  
([https://hud.my.site.c](https://hud.my.site.com/NSPIRE/a2l3d000000BXOp)

Inspection Type  
NSPIRE Inspection

Inspection Date  
6/5/2026

Inspection Name  
INSP-67137

[om/NSPIRE/a2l3d000000BXOp](#))

Inspection Date  
6/5/2026

Property ID  
[800248307](#)

(<https://hud.my.site.com/NSPIRE/a2l3d000000BXOp>)

Local Scheduled Time ⓘ  
8:30 AM

Property Name  
New Lassiter Apartments

Inspection Stage  
Review Complete

Inspection Type  
NSPIRE Inspection

Inspection Status  
Completed

Ready for HUD Review  
Yes

Inspection Vendor  
[Capitol Management Consulting Services, Inc., \(NIC\)](#)  
(</NSPIRE/s/detail/001eq0000067hPLAAI>)

Inspection Release Date  
6/8/2026

Final Review  
Accept

### Preliminary Scoring Information

Preliminary Calculated Score ⓘ  
97

Preliminary Inspection Score Pass/Fail ⓘ

Preliminary Inspection Score ⓘ  
97

Preliminary Non-Scored Symbols ⓘ

Preliminary Property Threshold ⓘ  
3

Preliminary Property Letter Grade ⓘ  
A

Preliminary Units Threshold ⓘ  
3.43

Preliminary Units Threshold Pass/Fail ⓘ

Preliminary Projected Inspection Score ⓘ  
97

## Final Scoring Information

Server Error



Final Calculated Score ⓘ

Attempt to de-reference a null object

Final Inspection Score Pass/Fail ⓘ

97 (/NSPIRE/s/) Inspections (/NSPIRE/s/inspection/ExAM\_Inspection\_\_Inspection\_\_c/00B3d000000tAQcEAM)

Final Inspection Score ⓘ

97

Final Non-Scored Symbols ⓘ

Final Property Threshold ⓘ

3

Final Property Letter Grade ⓘ

A

Final Units Threshold ⓘ

3.43

Final Units Threshold Pass/Fail ⓘ

Final Projected Inspection Score ⓘ

97

## Inspection Additional Details

Deadline to Schedule Inspection

3/3/2026

Ideal Future Date (IFD)

1/30/2025

Inspection Scheduled with POC?



Cancellation Day of Inspection

Inspection Start Date/Time

6/5/2026 8:37 AM

Change/Cancellation Reason

Inspection End Date/Time

6/5/2026 1:58 PM

Cancellation Prior to Inspection

Inspection Due Date

3/31/2026

Inspection Unsuccessful Reason ⓘ

N/A

Inspect No Earlier Than

10/30/2024

Occupancy Percentage

88.0%

Inspect No Later Than

4/30/2025

Priority

## Counts At Sampling

Total Number of Buildings

25

Number of Sample Buildings

17

Total Num of Sample Buildings Inspected

18

Min Num of Buildings Required to Inspect

18

Total Number of Units

100

Number of Sample Units

25

Total Number of Sample Units Inspected

25

Min Number of Units Required to Inspect

25

Number of Sample Alternate Units



(/NSPIRE/s/)

Inspections (/NSPIRE/s/Inspection/ExAM\_Inspection\_\_Inspection\_\_c/00B3d000000tAQcEAM)

Inspection  
Sratley House

+ Follow

Submit Appeal

Inspection Name  
INSP-67711

Property ID  
800252670  
(<https://hud.my.site.com/NSPIRE/a2leg000000LUq5>)

Inspection Type  
NSPIRE Inspection

Inspection Date  
6/29/2026

Inspection Name  
INSP-67711

om/NSPIRE  
E/a2leg00  
0000LUq5)

Inspection Date  
6/29/2026

Property ID  
800252670

(<https://hud.my.site.com/NSPIRE/a2leg000000LUq5>)

Local Scheduled Time ⓘ  
12:00 PM

Property Name  
Sratley House

Inspection Stage  
Review Complete

Inspection Type  
NSPIRE Inspection

Inspection Status  
Completed

Ready for HUD Review  
Yes

Inspection Vendor  
Capitol Management Consulting Services, Inc., (NIC)  
(</NSPIRE/s/detail/001eq0000067hPLAAI>)

Inspection Release Date  
7/1/2026

Final Review  
Accept

Preliminary Scoring Information

Preliminary Calculated Score ⓘ  
87

Preliminary Inspection Score Pass/Fail ⓘ  
F

Preliminary Inspection Score ⓘ  
87

Preliminary Non-Scored Symbols ⓘ  
\*^

Preliminary Property Threshold ⓘ  
13

Preliminary Property Letter Grade ⓘ  
B

Preliminary Units Threshold ⓘ  
5.25

Preliminary Units Threshold Pass/Fail ⓘ  
F

Preliminary Projected Inspection Score ⓘ  
86



(/NSPIRE/s/)

Inspections (/NSPIRE/s/inspection/ExAM\_Inspection\_\_Inspection\_\_c/00B3d000000tAQcEAM)

Inspection  
AQUEDUCT APTS

+ Follow

Submit Appeal

Inspection Name  
INSP-67167

Property ID  
VA003000311  
([https://hud.  
my.site.com/](https://hud.my.site.com/)

Inspection Type  
NSPIRE Inspection

Inspection Date  
7/20/2026

Inspection Name  
INSP-67167

NSPIRE/a2le  
q000000LO  
mA)

Inspection Date  
7/20/2026

Property ID  
VA003000311  
(<https://hud.my.site.com/NSPIRE/a2leq000000LOmA>)

Local Scheduled Time ⓘ  
8:30 AM

Property Name  
AQUEDUCT APTS

Inspection Stage  
Review Complete

Inspection Type  
NSPIRE Inspection

Inspection Status  
Completed

Ready for HUD Review  
Yes

Inspection Vendor  
Capitol Management Consulting Services, Inc., (NIC)  
(</NSPIRE/s/detail/001eq0000067hPLAAI>)

Inspection Release Date  
7/22/2026

Final Review  
Accept

Preliminary Scoring Information

Preliminary Calculated Score ⓘ  
91

Preliminary Inspection Score Pass/Fail ⓘ

Preliminary Inspection Score ⓘ  
91

Preliminary Non-Scored Symbols ⓘ  
\*^

Preliminary Property Threshold ⓘ  
9

Preliminary Property Letter Grade ⓘ  
A

Preliminary Units Threshold ⓘ  
8.74

Preliminary Units Threshold Pass/Fail ⓘ

Preliminary Projected Inspection Score ⓘ  
91



(/NSPIRE/s/)

Inspections (/NSPIRE/s/inspection/ExAM\_Inspection\_\_Inspection\_\_c/00B3d000000tAQcEAM)

Inspection  
**NEWPORT NEWS TRANSITION T/C**

+ Follow

Submit Appeal

Inspection Name  
INSP-75388

Property ID  
800021974  
(<https://hud.my.site.com/NSPIRE/a2leg0000000LU1P>)

Inspection Type  
NSPIRE Inspection

Inspection Date  
7/22/2026

Inspection Name  
INSP-75388

om/NSPIRE/a2leg0000000LU1P

Inspection Date  
7/22/2026

Property ID  
800021974  
(<https://hud.my.site.com/NSPIRE/a2leg0000000LU1P>)

Local Scheduled Time ⓘ  
8:30 AM

Property Name  
NEWPORT NEWS TRANSITION T/C

Inspection Stage  
Review Complete

Inspection Type  
NSPIRE Inspection

Inspection Status  
Completed

Ready for HUD Review  
Yes

Inspection Vendor  
Capitol Management Consulting Services, Inc., (NIC)  
(</NSPIRE/s/detail/001eq0000067hPIAAI>)

Inspection Release Date  
7/23/2026

Final Review  
Accept

**Preliminary Scoring Information**

Preliminary Calculated Score ⓘ  
97

Preliminary Inspection Score Pass/Fail ⓘ

Preliminary Inspection Score ⓘ  
97

Preliminary Non-Scored Symbols ⓘ  
^

Preliminary Property Threshold ⓘ  
3

Preliminary Property Letter Grade ⓘ  
A

Preliminary Units Threshold ⓘ  
0.00

Preliminary Units Threshold Pass/Fail ⓘ

Preliminary Projected Inspection Score ⓘ  
94

## Server Error

Attempt to de-reference a null object



↑ (/NSPIRE/s/)

Inspections (/NSPIRE/s/inspection/ExAM\_Inspection\_\_Inspection\_\_c/00B3d000000tAQcEAM)

Inspection

### Oyster Point-Brighton Apartments

+ Follow

Submit Appeal

Inspection Name  
INSP-75349

Property ID  
800243630  
(<https://hud.my.site.com/NSPIRE/a21eq000000LTTI>)

Inspection Type  
NSPIRE Inspection

Inspection Date  
8/10/2026

Inspection Name  
INSP-75349

[om/NSPIRE/a21eq000000LTTI](https://hud.my.site.com/NSPIRE/a21eq000000LTTI)

Inspection Date  
8/10/2026

Property ID  
800243630  
(<https://hud.my.site.com/NSPIRE/a21eq000000LTTI>)

Local Scheduled Time ⓘ  
10:00 AM

Property Name  
Oyster Point-Brighton Apartments

Inspection Stage  
Review Complete

Inspection Type  
NSPIRE Inspection

Inspection Status  
Completed

Ready for HUD Review  
Yes

Inspection Vendor  
[Capitol Management Consulting Services, Inc., \(NIC\)](/NSPIRE/s/detail/001eq00000067hPIAAI)  
(/NSPIRE/s/detail/001eq00000067hPIAAI)

Inspection Release Date  
8/11/2026

Final Review  
Accept

### Preliminary Scoring Information

Preliminary Calculated Score ⓘ  
90

Preliminary Inspection Score Pass/Fail ⓘ  
🚩

Preliminary Inspection Score ⓘ  
90

Preliminary Non-Scored Symbols ⓘ  
\*

Preliminary Property Threshold ⓘ  
10

Preliminary Property Letter Grade ⓘ  
A

Preliminary Units Threshold ⓘ  
9.89

Preliminary Units Threshold Pass/Fail ⓘ  
🚩

Preliminary Projected Inspection Score ⓘ  
90

## **ITEM NUMBER 5**

### **New Business**

- a. Consider a Resolution Authorizing the Executive Director to Execute a Contract for Services between NNRHA and the City of Newport News for the Administration of the Community Development Block Grant Program for 2026-2027.
- b. Consider a Resolution Authorizing the Executive Director to Execute a Contract for Services between NNRHA and the City of Newport News for the Administration of the HOME Investment Partnership Program for 2026-2027.
- c. Consider a Resolution Authorizing the Executive Director to Enter into Contracts for Services with the Boys & Girls Club of the Virginia Peninsula, Freedom Outreach Center, House of Refuge Worship Center, HRCAP Clean Comfort, HRCAP Housing Counseling, LINK of Hampton Roads, Menchville House Ministries, Inc., Peninsula Agency on Aging, and Transitions Family Violence Services.
- d. Consider a Resolution Approving Permanent Financing and Bond Loan Forbearance for Choice Neighborhood IV-R and Authorizing the Executive Director to Execute Documents on behalf of NNRHA.

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

MEMORANDUM

**DATE:** August 18, 2026

**TO:** All Members, Board of Commissioners

**FROM:** Lysandra M. Shaw, Executive Director *ms*

**SUBJECT:** Contract for Services between the NNRHA and City of Newport News for the administration of the Community Development Block Grant Program for 2026-2027

Attached is a resolution authorizing the Executive Director to execute contracts for services between the City of Newport News and the Newport News Redevelopment and Housing Authority for the administration of the Community Development Block Grant (CDBG) for the 2026-2027 program year. The City Council approved the Consolidated Plan for Housing and Community Development and the Annual Action Plan on August 11, 2026, and authorized the City Manager to execute contracts with NNRHA.

The Authority administers the CDBG program on behalf of the City of Newport News. The CDBG program is a flexible US Department of Housing and Urban Development (HUD) entitlement program that provides communities with resources to address a wide range of unique community development needs. The City receives annual entitlement grant funds to provide decent, affordable housing, services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses.

One contract outlines specific programs for which the Authority has administrative and program responsibilities. The second contract is for the programs the Authority undertakes as a subrecipient to the City, including housing rehabilitation, real property acquisition, and commercial loan activities. The resolution also authorizes the NNRHA Executive Director to execute any necessary extensions for prior-year CDBG contracts where funding has not been fully expended, ensuring previously awarded funds can continue to be utilized in accordance with HUD program requirements.

The 2026-2027 Annual Action Plan budget for CDBG activities consists of approximately \$1,316,779 in 2026-2027 CDBG Entitlement Funds and \$130,000 in CDBG estimated program income for a total of \$1,446,779.

Copy of the agreement will be submitted to Attorney Ray Suttle for his review and approval.

Board approval of the attached resolution is recommended.

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE CONTRACTS FOR SERVICES BETWEEN THE CITY OF NEWPORT NEWS AND THE NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY TO ADMINISTER THE FISCAL YEAR 2026-2027 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

**WHEREAS**, it is anticipated that the Department of Housing and Urban Development (HUD) will provide the City of Newport News Community Development Block Grant (CDBG) entitlement funds in the approximate amount of \$1,316,779.00 for the program year ending June 30, 2027, to carry out eligible CDBG activities; and

**WHEREAS**, additional funds in the amount of \$130,000 in estimated CDBG program income will be available as part of the FY 2026-2027 CDBG program; and

**WHEREAS**, the City Manager is authorized to execute contracts with the Newport News Redevelopment and Housing Authority to:

1. Administer specific programs for which the Authority has administrative and program responsibilities; and
2. Carry out subrecipient program activities, including housing rehabilitation, real property acquisition, and commercial loan programs, as approved by HUD, subject to City Attorney review; and

**WHEREAS**, the Newport News Redevelopment and Housing Authority administers the Community Development Block Grant Program (CDBG) on behalf of the City of Newport News and may need to execute extensions for prior-year CDBG contracts where funding has not been fully expended, ensuring that previously awarded funds continue to be utilized in accordance with HUD program requirements.

**NOW, THEREFORE, BE IT RESOLVED**, by the Commissioners of the Newport News Redevelopment and Housing Authority that the Chairman or Executive Director is authorized to execute all Contracts for Services between the City of Newport News and the Newport News Redevelopment and Housing Authority for the FY 2026-2027 CDBG program, including both administrative/program responsibility contracts and subrecipient program activity contracts, subject to the City Manager's signature, Authority attorney review, funding availability, and any necessary extensions for prior-year contracts.

## 5B

### NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

#### MEMORANDUM

**DATE:** August 18, 2026

**TO:** All Members, Board of Commissioners

**FROM:** Lysandra M. Shaw, Executive Director *MS*

**SUBJECT:** Contract for Services between the NNRHA and City of Newport News for the administration of the HOME Investment Partnership Program for PY 2026-2027

Attached is a resolution authorizing the Executive Director to execute contract for services between the City of Newport News and the Newport News Redevelopment and Housing Authority for the administration of the HOME Investment Partnerships (HOME) for the 2026-2027 program year. The City Council approved the Consolidated Plan for Housing and Community Development and the Annual Action Plan on August 11, 2026, and authorized the City Manager to execute contract with NNRHA.

The City of Newport News' Consolidated Plan for Housing and Community Development is a planning requirement of the U.S. Department of Housing and Community Development (HUD) for the receipt and use of HOME Investment Partnerships (HOME) funds. As a recipient of these funds, the City is required to prepare a long-range consolidated plan that identifies housing, community and economic development needs and determines priorities, establishes strategic goals and allocated resources for programs funded by HUD and administered by the City. The Authority manages HOME program administration as well as programmatic functions on behalf of the City.

The overall objective of the HOME program is to expand the supply of safe, decent, and affordable housing in the community. This encompasses a wide range of activities including building, buying, and rehabilitating affordable housing for rent or homeownership payment assistance to low-income people. The HOME program also helps to expand the capacity of non-profit, Community Housing Development Organizations (CHDOs).

The 2026-2027 HOME budget consists of \$789,531.21 in entitlement funding from the Department of Housing and Urban Development (HUD) and \$50,000. Administrative costs are set at 10% of the total HOME budget and at least 15% of funds must be set aside for specific activities to be undertaken by approved CHDOs.

The contract outlines specific programs for which the Authority has administrative and program responsibilities. The resolution also authorizes the NNRHA Executive Director to execute any necessary extensions for prior-year HOME contracts where funding has

not been fully expended, ensuring previously awarded funds can continue to be utilized in accordance with HUD program requirements.

Copy of the agreement will be submitted to Attorney Ray Suttle for his review and approval.

Board approval of the attached resolution is recommended to continue important community development initiatives in the City of Newport News.

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT FOR SERVICES BETWEEN THE CITY OF NEWPORT NEWS AND THE NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY TO ADMINISTER THE PROGRAM YEAR 2026-2027 HOME INVESTMENT PARTNERSHIP PROGRAM**

**WHEREAS**, it is anticipated that the Department of Housing and Urban Development (HUD) will provide the City of Newport HOME Investment Partnerships (HOME) entitlement funds in the amount of \$789,531.21 for the program year ending June 30, 2027, to carry out eligible HOME activities; and

**WHEREAS**, additional funds in the amount of \$50,000.00 in HOME estimated program income will be available as part of the HOME program; and

**WHEREAS**, the City Manager is authorized to execute a contract with the Newport News Redevelopment and Housing Authority to administer the HOME program as approved for FY 2026-2027 and carry out sub-recipient program activities subject to funding approval by HUD and contract review and approval by the City Attorney; and

**WHEREAS**, the Newport News Redevelopment and Housing Authority administers the HOME Investment Partnerships (HOME) Program on behalf of the City of Newport News and may need to execute extensions for prior-year HOME contracts where funding has not been fully expended to ensure the continued use of previously awarded funds in accordance with HUD program requirements;

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Newport News Redevelopment and Housing Authority that the Chairman or Executive Director is authorized to execute Contracts for Services between the City of Newport News and the Newport News Redevelopment and Housing Authority for the HOME Investment Partnerships program subject to the City Manager's signature, Authority attorney review and funding availability.

**PROGRAM YEAR 2026-2027 HOME Investment Partnership Program  
(HOME) Activities**

| <b>City of Newport News/NNRHA HOME Initiatives</b>                                           |                                   |                                     |                    |              |
|----------------------------------------------------------------------------------------------|-----------------------------------|-------------------------------------|--------------------|--------------|
| <b>HOME PROGRAM ACTIVITIES</b>                                                               | <b>HOME Entitlement 2026-2027</b> | <b>PROGRAM INCOME (Anticipated)</b> | <b>Total Funds</b> | <b>Units</b> |
| <b>HOME DPA</b>                                                                              | \$200,000.00                      |                                     | \$200,000.00       | 9            |
| Provide down payment and closing cost assistance to first-time homebuyers                    |                                   |                                     |                    |              |
| <b>HOMEcare</b>                                                                              | \$100,000.21                      |                                     | \$100,000.21       | 4            |
| Low-interest loan program for owner occupied home repairs                                    |                                   |                                     |                    |              |
| <b>HOMEvestor II</b>                                                                         | \$130,078.00                      | \$25,000.00                         | \$155,078.00       | 13           |
| Acquisition, renovation and preservation of multi-family rental housing                      |                                   |                                     |                    |              |
| <b>Community Housing Development Organizations (CHDOs)</b>                                   | \$300,500.00                      |                                     | \$300,500.00       | 4            |
| Assis qualified CHDOs with the acquisition, development or sponsorship of affordable housing |                                   |                                     |                    |              |
| <b>HOME Administration</b>                                                                   | \$58,953.00                       | \$25,000.00                         | \$83,953.00        | N/A          |
| Provides for the costs of planning, monitoring, marketing and administering the HOME program |                                   |                                     |                    |              |
| <b>Total Funds Available</b>                                                                 | \$789,531.21                      | \$50,000.00                         | \$839,531.21       |              |
| <b>Total Number of Units</b>                                                                 |                                   |                                     |                    | 30           |

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

MEMORANDUM

**DATE:** August 18, 2026

**TO:** All Members, Board of Commissioners

**FROM:** Lysandra M. Shaw, Executive Director *ms*

**SUBJECT:** Contract for Services between the Authority and the following eight (8) non-profit agencies: Hampton Roads Community Action Program Inc., House of Refuge Worship Center, Boys and Girls Clubs of the Virginia Peninsula, Freedom Outreach Center, Inc., LINK of Hampton Roads, Inc., Transitions Family Violence Services, Inc., Peninsula Agency on Aging, Inc., and Menchville House Ministries, Inc.

Attached is a resolution authorizing the Executive Director to enter into contractual agreements with the above eight (8) non-profit organizations for fiscal year 2026-27, contingent upon the City Manager's signature of the 2026-27 Consolidated Housing and Community Development Agreement between the City and the Authority.

Copies of the agreements will be submitted to Attorney Ray Suttle for his review and approval.

Adoption of the attached resolution is recommended to enable the Newport News Redevelopment and Housing Authority to fulfill its Consolidated Plan administrative contractual obligations with the City of Newport News.

**A RESOLUTION OF THE NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO CONTRACTS FOR SERVICES WITH HAMPTON ROADS COMMUNITY ACTION PROGRAM, INC., HOUSE OF REFUGE WORSHIP CENTER, BOYS AND GIRLS CLUBS OF THE VIRGINIA PENINSULA, INC., FREEDOM OUTREACH CENTER, INC., LINK OF HAMPTON ROADS, INC., TRANSITIONS FAMILY VIOLENCE SERVICES, INC., PENINSULA AGENCY ON AGING, INC., AND MENCHVILLE HOUSE MINISTRIES, INC. FOR PROGRAM YEAR 2026-2027**

**WHEREAS**, the Newport News Redevelopment and Housing Authority wishes to enter into contractual agreements with Hampton Roads Community Action Program, Inc., House of Refuge Worship Center, Boys and Girls Clubs of the Virginia Peninsula, Inc., Freedom Outreach Center, Inc., LINK of Hampton Roads, Inc., Transitions Family Violence Services, Inc., Peninsula Agency on Aging, Inc., and Menchville House Ministries Inc., for the provisions of certain programs; and

**WHEREAS**, the Council of the City of Newport News approved the 2026–2027 Annual Action Plan on August 11, 2026, which included Community Development Block Grant (CDBG) funding allocations for non-profit organizations; and

**WHEREAS**, such funding will assist with the projects identified on the attached Non-Profit Contract Summary;

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Newport News Redevelopment and Housing Authority that the Chairman or Executive Director is hereby authorized to execute contractual agreements between the Authority and (1) Hampton Roads Community Action Program, Inc., (2) House of Refuge Worship Center, (3) Boys and Girls Clubs of the Virginia Peninsula, Inc., (4) Freedom Outreach Center, Inc., (5) LINK of Hampton Roads, Inc., (6) Transitions Family Violence Services, Inc., (7) Peninsula Agency on Aging, Inc., and (8) Menchville House Ministries, Inc. This action is subject to the City Manager's approval of the contract for services between the City of Newport News and Newport News Redevelopment and Housing Authority for the administration of the Community Development Block Grant program for 2026-2027, funding availability, and review by the NNRHA attorney.

# 2026 - 2027 NON-PROFIT CONTRACT SUMMARY

RECIPIENT, FUNDING, AMOUNT

MAJOR SCOPE OF SERVICES

**Boys and Girls Club of the  
Virginia Peninsula, Inc.**

**Funding: CDBG**

**Amount: \$50,000**

The Boys and Girls Club of the Virginia Peninsula shall provide the following services:

- a) Safe Children Program – to include organized group activities lead by adult leaders. During the power hour segment of this program, all children are required to study and complete homework assignments. The Technology Center provides computers to assist the children with the completion of their homework.
- b) Life-Enhancement and Teen Center Programs – to include personal and educational development, citizenship and leadership development, cultural enrichment, health and physical education, social recreation and outdoor and environment education for approximately 2,500 youth.
- c) Literacy learning to include school subject tutoring and homework assistance, standards of learning, mentoring and arts and crafts.
- d) Community wellness to include physical fitness, organized team sports, football, basketball, cheerleading, swimming, game room activities, health education and hygiene, SMART Moves, a Prevention Program, and SMART Smiles a conflict resolution Gang Prevention.
- e) Teen Center Program – meets the needs of the teenagers by providing them a place of their own Mondays thru Fridays from 6:00 pm to 9:00 pm. The age range is from 13 to 18 years of age.
- f) These services will be provided at the Boys and Girls Clubs of the Virginia Peninsula to meet the broad national objective of benefiting low and moderate-income persons as a limited clientele activity on a city-wide basis.

# 2026 - 2027 NON-PROFIT CONTRACT SUMMARY

RECIPIENT, FUNDING AMOUNT

MAJOR SCOPE OF SERVICES

**LINK of Hampton Roads, Inc.**

**Funding:** CDBG

**Amount:** \$28,170

LINK shall provide the following services:

- a) Coordinate with churches participating in the Congregation Program located in the East End, Denbigh area and the downtown areas of Newport News to open their facilities for persons who need shelter and food.
- b) Ensure the provision of safe and accessible shelter, toiletries, dinner and breakfast for approximately five hundred fifteen (515) persons during the winter months from November 2026 to March 2027.
- c) Coordinate participating congregations' provision of shelter for seven nights, from Wednesday to Wednesday on a rotating weekly basis for twenty (20) weeks.
- d) This activity meets the broad national objective of benefiting low- and moderate-income persons as a limited clientele activity on a city-wide basis.

# 2026 - 2027 NON-PROFIT CONTRACT SUMMARY

## RECIPIENT, FUNDING, AMOUNT

## MAJOR SCOPE OF SERVICES

The Center shall provide the following services to former inmates and young adults exhibiting the potential for entry and/or re-entry into the criminal justice system, youth, adults and families:

- a) Fatherhood Program
- b) Former Inmate Assistance
- c) Families-at-Risk Counseling
- d) Job Counseling
- e) Vocational Training
- f) Drug Intervention and Prevention
- g) Crime Intervention and Prevention
- h) Food Assistance Program
- i) Clothes Giveaways
- j) Referral Services
- k) In-Office Volunteer Program
- l) Drop-In Activities
- m) Networking with Other Agencies
- n) Emergency/Temporary Shelter Referral
- o) This program will be administered to meet the broad national objective of benefiting low- and moderate-income persons as a limited clientele activity.

### Freedom Outreach Center, Inc.

Funding: CDBG

Amount: \$20,000

### Hampton Roads Community Action Program, Inc.

Funding: CDBG

#### Housing Counseling

Amount: \$20,000

#### Clean Comfort

Amount: \$28,846

#### Fair Housing

Amount: \$7,000

The Hampton Roads Community Action Program, Inc., shall provide the following services:

- a) Clean Comfort - Provides supportive services for the homeless population (showering facilities, clean clothing and referral services). The broad national objectives for this activity is a benefit to low- and moderate-income persons as a limited clientele on a city-wide basis.
- b) Provide assistance, classes and one on one counseling to those seeking to build credit, prepare for purchasing a home, preparing to rent a home, or facing eviction or Foreclosure
- c) This program will meet the broad national objective benefiting low-and-moderate income persons

# 2026 - 2027 NON-PROFIT CONTRACT SUMMARY

## RECIPIENT, FUNDING, AMOUNT

## MAJOR SCOPE OF SERVICES

**Total Amount:** \$55,846

**Peninsula Agency on Aging, Inc.**

**Funding:** CDBG

**Amount:** \$15,000

Peninsula Agency on Aging Inc. shall provide the following services:

- a) Funds will be provided to this non-profit agency to assist with operating expenses to provide Meals on Wheels for approximately 15 to 20 frail at-risk seniors living in five (5) Newport News income-based complexes.
- b) This program will meet the broad national objective benefiting low and moderate persons as a limited clientele activity on a city-wide basis.

**Transitions Family Violence Services**

**Funding:** CDBG

**Amount:** \$40,000

Transitions Family Violence Services shall provide the following services:

- a) Transitions shall provide the services necessary to benefit approximately 400 victims of domestic violence, who reside in a 29-bed Emergency Shelter facility.
- b) Transitions shall provide counseling and/or referral services to clients residing in emergency housing to include:
  1. Employment
  2. Education
  3. Housing
  4. Survival Skills
  5. Any other services as may be appropriate.
- c) The nature of this activity requires the locations remain confidential.
- d) The broad national objective for this activity is benefits to low and moderate-income persons as a limited clientele activity on a city-wide basis.

# 2026 - 2027 NON-PROFIT CONTRACT SUMMARY

RECIPIENT, FUNDING, AMOUNT

MAJOR SCOPE OF SERVICES

Menchville House Ministries, Inc. shall provide the following services:

- a) Funds will be used to assist this non-profit organization with operating costs at the Menchville House Group Home.
- b) This facility is to be utilized as a shelter providing housing to approximately 300 adults and children in crisis situations. In addition, a life assistance program will be provided which will enable families and single women to become independent, capable of caring and providing for themselves without public assistance and becoming contributing members of the community.
- c) These services will be provided at the Menchville House Group Home facility, formerly known as Fairfield Apartments, located at 13658 Boulevard.
- d) The services will be provided to meet the broad national objective of benefiting low-moderate income persons as a limited clientele on a city-wide basis.

**Menchville House Ministries, Inc.**

**Funding:** CDBG

**Amount:** \$10,000

House of Refuge Worship Center shall provide the following services through it Youth Leadership Development Program:

- a) Funds will be used to assist this non-profit organization with operating costs of its Summer Camp, Annual Youth Retreat, After School Programs, Community Drill Team, Activity and Learning Center, Friday Night Lights Reborn and The Good News March, these activities are designed and intended to develop leadership skills, personal growth and a sense of community among the participants.
- b) These services will be provided to meet the broad national objective of benefiting low and moderate-income persons as a limited clientele (youth) activity in the CNI area.

**House of Refuge Worship Center**

**Funding:** CDBG

**Amount:** \$5,000

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

MEMORANDUM

**DATE:** August 18, 2026

**TO:** All Members, Board of Commissioners

**FROM:** Lysandra M. Shaw, Executive Director *MS*

**SUBJECT:** Resolution – Authorization for Execution of Bond Loan Forbearance and Permanent Financing Documents for Choice Neighborhood IV-R

Choice Neighborhood IV-R, now part of the community known as Legacy Landing, consists of 84 mixed-income units. The Newport News Redevelopment and Housing Authority (NNRHA) is a shareholder of the managing member corporation that manages the limited liability company owning the property.

JPMorgan Chase Bank, N.A. initially financed the project through an approximately \$16.3 million construction loan funded by tax-exempt bonds issued by NNRHA. The loan is secured by various documents, including notes, deeds of trust, security agreements, and related modifications recorded in the official city records. The funding note and project note were originally scheduled to mature in May and November 2025, respectively, and were later extended to November 29, 2025. It is necessary to amend and modify certain provisions of the bond loan documents in order to facilitate the loan extensions and financing conversions.

Sentara Health provided construction-to-permanent financing of up to \$6,005,028, secured by a deed of trust and governed by a Construction and Term Loan Agreement, as amended. It is also necessary to further extend the completion and conversion deadlines to on or before November 29, 2026, to allow for conversion of the Sentara loan to permanent financing, at which time it will hold first lien position.

The attached resolution authorizes the Executive Director to execute amendments to the Bond Loan Documents, agreements related to loan conversion and extension, and documents necessary for the DHCD loans and Project Operating Agreement amendments. This includes signing loan notes, deeds of trust, subordination agreements, and any other related documents deemed necessary for permanent financing and conversion of loans.

Approval of the resolution is recommended.

**RESOLUTION OF  
NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY**

Choice Neighborhood IV-R  
Bond Loan Forbearance & Permanent Financing

**WHEREAS**, Newport News Redevelopment and Housing Authority (“**NNRHA**”) is the Issuer of Bonds and lender of loan funds to **Choice Neighborhood IV-R LLC**, a Virginia limited liability company (the “**Project Owner**”), which owns real property located in the City of Newport News in the Commonwealth of Virginia (the “**Property**”), upon which Project Owner has constructed an eighty-four (84) unit mixed-income residential housing project known as “Marshall Ridley Choice Neighborhoods Initiative IV” (the “**Project**”); and

**WHEREAS**, JPMorgan Chase Bank, N.A., a national banking association (“**Chase**”) provided debt financing for the Project in the form of a construction loan in the principal amount of approximately Sixteen Million Three Hundred Thousand and No/100 Dollars (\$16,300,000.00) (the “**Senior Loan**”) funded from the purchase of tax exempt bonds issued by NNRHA and is secured by, among other things, (i) that certain NNRHA Multifamily Note (Choice Neighborhood IV-R Project), Series 2022, dated November 29, 2022, made by NNRHA for the benefit of Chase (the “**Funding Note**”), (ii) that certain Project Note, dated November 29, 2022, made by Project Owner for the benefit of NNRHA and assigned to the Bank of New York Mellon Trust Company, N.A. (the “**Fiscal Agent**”) pursuant to the Allonge attached thereto (as assigned, the “**Project Note**”, and together with the Funding Note, collectively, the “**Bond Notes**”), (iii) that certain Construction Loan Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing from the Project Owner to NNRHA, dated as of November 1, 2022 and recorded in the official records of the City of Newport News, Virginia (the “**Records**”), as Instrument Number 220020814, (iv) that certain Assignment of Construction Loan Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing from NNRHA to Fiscal Agent, dated as of November 1, 2022 and recorded in the Records as Instrument Number 220020823; (v) a Funding Loan Agreement by and among the Project Owner, Chase and NNRHA, dated as of November 1, 2022; (vi) that certain Modification Agreement by and among the Project Owner, Chase, NNRHA and the Fiscal Agent, dated December 30, 2022 and recorded in the Records as Instrument Number 230001258 (the foregoing (i) – (vi) together with all other documents evidencing or securing the Senior Loan, collectively, the “**Bond Loan Documents**”); and

**WHEREAS**, the Funding Note had an initial Maturity Date of November 29, 2025 (the “**Funding Note Maturity Date**”) and the Project Note had an initial Maturity Date of May 29, 2025, which were later extended to November 29, 2025 (the “**Project Note Maturity Date**”, and together with the Funding Note Maturity Date, the “**Maturity Dates**”); and

**WHEREAS**, the Project Owner, NNRHA, Chase, Fiscal Agent and RBC Community Investments Fund-X14, L.P., as the investor member of the Project Owner (the “**Tax Credit Investor**”) have agreed to enter into an agreement (the “**Agreement**”) to, among other things, amend and modify certain provisions of the Bond Loan Documents; and

**WHEREAS**, Sentara Health, formerly known as Sentara Healthcare (“**Sentara**”), provided the Project Owner with construction to permanent financing for the Project, in the original amount of up to \$6,005,028.00 (the “**Sentara Loan**”), which is evidenced by a certain Deed of Trust, Security Agreement, Assignment of Rents and Leases and Fixture Filing from the Borrower for the benefit of Sentara, dated as November 29, 2022 and recorded in the Records as Instrument Number 220021316, and a Construction and Term Loan Agreement by and between the Project Owner and Sentara, dated as of November 29, 2022, as amended by that certain First Amendment to the Construction and Term Loan Agreement, dated as of December 29, 2022 (as amended, the “**Sentara Loan Agreement**”), extending the Completion Date and Conversion (as both terms are defined in the Sentara Loan Agreement); and

**WHEREAS**, the Project Owner and Sentara desire to further extend the Completion Date and Conversion to on or before December 31, 2026, and as may be further needed to effectuate the Conversion (the “**Conversion Deadline Extension**”); and

**WHEREAS**, upon Conversion, the Sentara Loan will convert to a permanent loan and move to first lien position; and

**WHEREAS**, The Virginia Department of Housing and Community Development (“**DHCD**”) has committed to provide permanent funding to the Project Owner through three permanent loans to NNRHA, which NNRHA will in turn loan to the Project Owner, from the following funding sources:

- (1) Virginia Housing Trust Fund through the Virginia Department of Housing and Community Development (“**DHCD**”) in the original principal amount of \$700,000.00 to be secured by a deed of trust recorded against the Property (the “**VHTF Loan**”);
- (2) Housing Innovative in Energy Efficiency through DHCD in the original amount of \$2,000,000.00 to be secured by a deed of trust recorded against the Property (the “**HIEE Loan**”); and
- (3) National Housing Trust Fund through DHCD in the original principal amount of \$2,000,000.00 to be secured by a deed of trust recorded against the Property (the “**NHTF Loan**” and, together with VHTF Loan and HIEE Loan, the “**DHCD Loans**”);

**WHEREAS**, the managing member of Project Owner, Tax Credit Investor and RBC Community Investments Manager II, Inc. are parties to Project Owner’s Amended and Restated Operating Agreement entered into as of November 1, 2022 (the “**Project Operating Agreement**”);

**WHEREAS**, the Project Operating Agreement was amended by that certain First Amendment to the Amended and Restated Operating Agreement dated as of December 22, 2022, that certain Assignment and Assumption of Membership Interest dated December 23, 2022, and that certain Second Amendment to the Amended and Restated Operating Agreement dated as of June 1, 2026, and will be further amended pursuant to a certain Third Amendment to the Amended and Restated Operating Agreement dated as of substantially even date herewith (collectively, the “**Project Operating Agreement Amendments**”); and

**WHEREAS**, NNRHA desires to authorize its Executive Director or Chair to sign and execute on behalf of NNRHA certain agreements and documents in connection with the financing of the Project and the Project Operating Agreement Amendments.

**NOW, THEREFORE**, the foregoing recitals are hereby incorporated by reference and it is hereby,

**RESOLVED**, that the Executive Director or Chair is authorized, empowered and directed to execute any amendments to the Bond Loan Documents and any and all documents to extend and convert the Loans to permanent financing on behalf of NNRHA, in connection with the Agreement and other agreements, Conversion, the DHCD Loans and the Project Operating Agreement Amendments;

**FURTHER RESOLVED**, that the Executive Director or Chair of NNRHA may sign and deliver on behalf of NNRHA any and all documents necessary in connection with the Agreement, Conversion Deadline Extension, Conversion, the DHCD Loans and the Project Operating Agreement Amendments, including, without limitation, the Agreement, the Second Amendment to the Construction and Term Loan Agreement, and other documents required in connection with the Agreement and Permanent Conversion Extension; the NHTF Deferred Payment Note, the VHTF Deferred Payment Note, the HIEE Deferred Payment Note, the NHTF Deed of Trust, the VHTF Deed of Trust, and the HIEE Deed of Trust and any other documents, agreements, or declaration required in connection with the DHCD Loans; the Sentara Deed of Trust Modification, any subordination agreements, and any other documents required by Sentara and/or DHCD in connection with the Conversion; and any other related agreements, restrictive covenants, affidavits, certifications, guarantees, indemnities, management agreements, and other documents as the Executive Director or Chair deems necessary or appropriate in connection with the Agreement, Conversion Deadline Extension, Conversion, the DHCD Loans and the Project Operating Agreement Amendments; and

**FURTHER RESOLVED**, that all actions heretofore taken on behalf of NNRHA in connection with the matters described herein are hereby ratified and approved; and

**FURTHER RESOLVED**, that the Executive Director or Chair is authorized and directed to take any and all such actions set forth in this Resolution, and to execute, in the name and on behalf of NNRHA, such documents authorized by this Resolution.

*[Remainder of Page Intentionally Left Blank.]*



# REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

## August 2026

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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## COMMUNITY DEVELOPMENT

The 2026–2027 Annual Action Plan (AAP) successfully completed the required 30-day public review and comment period. During this time, the draft plan was made available for public review, written comments were accepted in accordance with HUD requirements, and the plan was reviewed by NNRHA and City staff to ensure compliance with HUD regulations and alignment with the priorities identified in the Consolidated Plan.

A virtual public meeting was held on July 8, 2026, to present the draft plan, provide an overview of the proposed activities and funding allocations, and receive input from residents and stakeholders. The recommendations included in the plan are based on the City of Newport News' final 2026–2027 Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) allocations from HUD.

The 2026–2027 Annual Action Plan is scheduled to be presented to the Newport News City Council for consideration and approval on August 11, 2026. Following City Council approval and HUD acceptance of the plan, the City of Newport News will be authorized to expend CDBG and HOME funds for eligible activities during the 2026–2027 program year. The Newport News Redevelopment and Housing Authority (NNRHA) will continue to administer these programs on behalf of the City.

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

The SPARC Program provides eligible homebuyers using Virginia Housing loan products with a 1% mortgage interest rate reduction to support affordable homeownership. NNRHA successfully achieved the objectives of its FY2025 SPARC grant, fully expended all awarded funds, and the grant has been officially closed.

Virginia Housing plans to release the FY2027 SPARC application this fall to continue strengthening the program and expanding homeownership opportunities across the Commonwealth. NNRHA appreciates its partnership with Virginia Housing and looks forward to participating in the next funding cycle.

### **Redevelopment & Homeownership**

The Newport News Redevelopment and Housing Authority (NNRHA) administers the Citywide Down Payment Assistance (DPA) Program for first-time homebuyers through the HOME Investment Partnerships Program (HOME), providing financial support for home purchases within Newport News. For calendar year 2026, 25 applications were received, including 2 new applications in July. Of these, 3 projects have been completed, 7 were determined ineligible, 3 have been approved, 9 are in underwriting, and 1 has withdrawn. These efforts resulted in financial assistance being provided to support multiple first-time homebuyers in achieving homeownership within the city.

| <b>Down Payment Assistance (DPA)</b>                      |               |                 |                     |                 |
|-----------------------------------------------------------|---------------|-----------------|---------------------|-----------------|
| <b>Calendar Year: January 1, 2026 – December 31, 2026</b> |               |                 |                     |                 |
| <b>Completed</b>                                          | <b>Denied</b> | <b>Approved</b> | <b>Underwriting</b> | <b>Withdrew</b> |
| 3                                                         | 7             | 3               | 9                   | 1               |

| New DPA Applications July 2026 | Total DPA Applications Received for January 1, 2026 – December 31, 2026 |
|--------------------------------|-------------------------------------------------------------------------|
| 2                              | 25                                                                      |

### **Residential Rehabilitation Program**

#### **July 2026 Housing Rehabilitation Activity:**

| <b>Total Housing Rehabilitation Activity for July 2026</b> |              |
|------------------------------------------------------------|--------------|
| <b>Residential Repair Program</b>                          | <b>Cases</b> |
| Projects Completed                                         | 10           |
| Projects in Underwriting (includes pending approval)       | 10           |
| Projects Ongoing                                           | 30           |
| Projects Ineligible                                        | 10           |
| <b>Total</b>                                               | <b>60</b>    |

|                                                              |    |
|--------------------------------------------------------------|----|
| <b>New Housing Rehabilitation Applications for July 2026</b> | 12 |
|--------------------------------------------------------------|----|

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

| <b>New Housing Rehabilitation Applications for January 1, 2026 – January 31, 2026</b> | <b>Total New Housing Rehabilitation Applications Received for January 1, 2026 – January 31, 2026</b> |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| 47                                                                                    | 14                                                                                                   |

### **Marshall-Ridley Residential Facade Program**

The Marshall-Ridley Residential Facade Program received 113 applications in Round One, resulting in 76 completed projects and 37 deemed ineligible. In Round Two (launched July 21, 2025), 50 applications were submitted, with 41 completed for finance review, 34 inspections, 30 undergoing codes review, 0 pending contracts, and 0 contracts. So far, 28 projects have been completed, and 11 applications were found ineligible. To date, the program has expended \$1,976,285.37 of the \$2.1M granted by the City of Newport News, with \$136,071.96 remaining to support continued façade improvements within the Marshall-Ridley community.

#### **Marshall-Ridley Residential Facade Program Activity Tracker**

|                       | <b>First Round Completed</b> | <b>Second Round (7/21/26)</b> | <b>Total</b> |
|-----------------------|------------------------------|-------------------------------|--------------|
| Total Applicants      | 113                          | 50                            | 163          |
| Administrative Review | 0                            | 0                             | 0            |
| Finance Review        | 0                            | 41                            | 41           |
| Inspected             | 0                            | 34                            | 34           |
| Codes Review          | 0                            | 30                            | 30           |
| Contract Pending      | 0                            | 0                             | 0            |
| Contracts             | 0                            | 0                             | 0            |
| Completed             | 76                           | 28                            | 104          |
| Ineligible            | 37                           | 11                            | 48           |

## **CAPITAL ACTIVITY**

### **Asset Repositioning Strategic Plan for Public Housing Portfolio**

AH Forward has presented a draft of the Repositioning Plan for staff review. Additionally, AH Forward has provided a draft Capital Needs Assessment RFP for the public housing portfolio. After staff reviews both documents, a meeting will be arranged with AH Forward to discuss both draft documents and to establish a path for next steps.

### **RAD Properties Management, Operations, and Fiscal Pre-MOR Review**

Du and Associates continue to provide Post-MOR support to staff after HUD's review of Cypress Terrace. The consultants and staff are making measurable progress toward HUD compliance and voucher readiness. TRACS compliance increased to 82% following the transmission of additional certifications, and recertification efforts are nearing completion with only a small number of residents remaining outstanding. The waiting list has been reopened and interviews are conducted regularly, with substantial applicant processing underway. Utility allowance documentation and file compliance reviews remain in progress, while rent adjustment submissions continue through HUD review channels. Du and Associates updates to HUD have emphasized the property's improving compliance position and readiness to resume regular voucher activity as compliance thresholds are met.

### **Marshall Courts – Phase VII Demolition (88 Units)**

The Marshall Courts Phase VII demolition project continues to move toward completion. On July 30, 2026, the curb, gutter, and roadway along 36th Street between Madison Avenue and Marshall Avenue were surveyed to evaluate grading and drainage conditions. The survey confirmed sufficient slope to allow for a mill and overlay of the roadway, which will align with the newly installed curb and gutter improvements while meeting required drainage standards and minimizing the potential for water pooling.

The roadway improvements are currently pending final review and approval from the City's Engineering Department. Once approved and completed, the Phase VII demolition project will be considered complete. Until future redevelopment plans are identified, the site will continue to be maintained as green space to ensure it remains safe and visually appealing.

In addition to the demolition completion efforts, two capital improvement projects are being prepared for bids to further enhance the Marshall Courts community. Planned improvements include continued façade repairs through Phase III of the complex, as well as replacement of select thermoplastic polyolefin (TPO) roofing systems, fascia, and gutters. These improvements will address exterior building conditions, reduce future maintenance needs, and extend the useful life of the property.

### **Aqueduct Apartments**

The health and safety improvement project at Aqueduct Apartments is approximately 75% complete. The project addresses common area improvements, including replacement of floor tile and stair treads, building washing, painting, and other necessary repairs. These upgrades are designed to improve the overall condition and appearance of the property while enhancing safety and comfort for residents.

Upon completion, the improvements will provide a more welcoming and well-maintained environment while supporting NNRHA's continued commitment to preserving and improving its affordable housing communities.

### **Ashe Manor Apartments**

Renovations to the trash room at Ashe Manor Apartments are underway. The existing trash compactor has been removed, the area has been pressure washed, and concrete repairs are in progress. The project will also include replacement of the trash chute, painting, and sealing of the concrete floor to improve sanitation, functionality, and overall building conditions.

Additionally, a new chiller system for the building was approved on July 17, 2026, with delivery anticipated on November 2, 2026. This improvement will enhance the building's climate control capabilities, increase system reliability, and provide a more comfortable environment for residents, staff, and visitors.

### **Pinecroft Apartments**

Two maintenance improvement projects are being prepared for the bidding process at Pinecroft Apartments. The planned exterior improvements will include chemical washing, painting, and repairs as needed to enhance the appearance and protect the building's exterior. Interior improvements will focus on common areas, including repairs and repainting of stairways and hallways.

These improvements will support the continued preservation of the property, improve resident experience, and ensure Pinecroft remains a safe and well-maintained housing community.

## PUBLIC AND ASSISTED HOUSING OCCUPANCY REPORT

| Total Waiting List Applications |      |
|---------------------------------|------|
| Public Housing                  | 2206 |
| Approved/Eligible               | 33   |
| Pending                         | 2173 |
| Housing Choice Voucher          | 3902 |
| Approved/Eligible               | 92   |
| Pending                         | 3810 |

The pending application numbers for the Public Housing Program (2173) and the Housing Choice Voucher Program (3810) 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           | 6         |
| Housing Choice Voucher           | 17        |
| Mod-Rehab (SRO)                  | 2         |
| <b>Total</b>                     | <b>25</b> |
| Occupancy Statistics:            |           |
| Public Housing Program           | 96%       |
| Housing Choice Voucher Program   | 85%       |
| Mod-Rehab Program (Warwick SRO)  | 95%       |
| Mod-Rehab (Warwick SRO)          | 84        |
| Avg. # Leasing Days (PH)         | 50        |
| Avg. Rent for Move-Ins (PH)      | \$323     |
| New Mod-Rehab (SRO) participants | \$438     |
| Total Public Housing             | 799       |
| Housing Choice Vouchers          | 2,984     |
| Lease Rate –<br><b>July 2026</b> | 85%       |

| Average Family Rent Contribution<br>for Move-ins Last Month:                  |        |
|-------------------------------------------------------------------------------|--------|
| Public Housing                                                                | \$323  |
| Housing Choice Voucher                                                        | \$199  |
| Warwick SRO                                                                   | \$438  |
| Cumulative Percentage of HCV<br>Budget Authority Utilized<br><b>July 2026</b> | 132.3% |

### HOMEOWNERSHIP PROGRAM

Since the Inception of the Program 204 Housing Choice Voucher and Public Housing clients have completed their goal of homeownership as follows:

| FSS                  |                    |                               |
|----------------------|--------------------|-------------------------------|
| Program              | Number of Families | Total Cost of Homes Purchased |
| HCV Families         | 70                 | \$6,946,738                   |
| PH Families          | 56                 | \$5,852,540                   |
| HCV-V Home-ownership | 75                 | \$12,850,988                  |

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

HCV-V numbers reflect current program participants.

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

| <b>Property</b>               | <b>Occupancy Rate</b> | <b>Approved/Eligible</b> | <b>Pending</b> | <b>Total</b> |
|-------------------------------|-----------------------|--------------------------|----------------|--------------|
|                               |                       |                          |                |              |
| Orcutt Townhomes I (Lease Up) | 100%                  | 0                        | 357            | 357          |
| Orcutt Townhomes III          | 100%                  | 0                        | 0              | 0            |
| Cypress Terrace               | 82%                   | 211                      | 0              | 211          |
| Oyster Point/Brighton         | 87%                   | 97                       | 159            | 256          |
| Great Oak                     | 98%                   | 102                      | 234            | 336          |
| Lofts on Jefferson            | 100%                  | 1                        | 23             | 24           |
| Jefferson Brookville          | 98%                   | 0                        | 22             | 22           |
| Lassiter Courts               | 93%                   | 3                        | 286            | 289          |
| Spratley                      | 96%                   | 0                        | 32             | 32           |

## FAMILY SELF-SUFFICIENCY (FSS)

The following is a current breakdown of the status of FSS participants in the Public Housing and Housing Choice Voucher Programs for the month of July 2026.

| Participants                                      | Public Housing | Housing Choice Voucher | TOTAL      |
|---------------------------------------------------|----------------|------------------------|------------|
| <b>Total</b> number in FSS Program                | 41             | 86                     | <b>127</b> |
| Employed                                          | 24             | 60                     | <b>84</b>  |
| Currently not working                             | 14             | 20                     | <b>34</b>  |
| Attending Virginia Peninsula Comm. College        | 0              | 1                      | <b>1</b>   |
| Attending Christopher Newport Univ.               | 0              | 0                      | <b>0</b>   |
| Enrolled in NNRHA Computer Training/GED           | 1              | 0                      | <b>1</b>   |
| Enrolled in other Training Programs               | 1              | 3                      | <b>4</b>   |
| Employed and going to school                      | 1              | 2                      | <b>3</b>   |
|                                                   |                |                        |            |
| Total Number of participants with escrow accounts | 21             | 53                     | <b>74</b>  |

# **COMMUNITY RESOURCES**

## COMMUNITY RESOURCES

Community Resources • Resident Relations • Senior Residents

### Head To Toe Mini Health Expo at Pinecroft Apartments

NNRHA's Community Resources Department was very pleased to partner with the Newport News Fire Department (NNFD) and its amazing community partners to host the Head-to-Toe Mini Health Expo on July 9th at Pinecroft Apartments. NNFD brought their new Community Health Mobile, which had an attending physician and medical staff from Riverside Health's Internal Medicine group on board. Residents from Pinecroft Apartments and several other communities attended. Residents received blood pressure screenings and basic health assessments, while 25 residents received medical evaluations on the health mobile unit by physicians. Two residents required transportation to the emergency room due to urgent health concerns. Through these services, the Newport News Fire Department (NNFD) and medical staff were able to identify emergent and quality-of-life health issues, provide referrals for follow-up care, and connect residents with valuable health resources and support services.

The lobby was vibrant and welcoming, featuring 12 agencies and community partners who provided residents with valuable information about available services and resources. Participating organizations included Inspired Home Health, Kreative Milestones Mental Health, Newport News Social Services, Peninsula Agency on Aging, InnovAge PACE, CenterWell, and Benefit Plan Services, among others.

The event fostered meaningful engagement between residents and service providers, creating opportunities for residents to feel heard, supported, and connected to resources that can enhance their well-being. It also allowed community partners to build valuable relationships and strengthen collaboration in serving the community.

NNRHA extends its sincere appreciation to all of the community partners and residents who participated and helped make the event a success.



## **Bingo Social Activity at Marshall Courts Recreation Center**

On July 28th, a Bingo Social was held with more than 20 residents in attendance. Residents participated in multiple rounds of bingo, with prizes awarded to the winners. Refreshments were provided throughout the event. The activity created a positive and welcoming environment that encouraged resident engagement, social interaction, and community connection. The event supported resident self-sufficiency by reducing social isolation, strengthening peer relationships, and increasing community involvement. Social and recreational activities help residents build supportive networks, enhance overall well-being, and encourage continued participation in community programs and services. The event provided residents with an opportunity to connect, engage, and strengthen community relationships while enjoying a fun and interactive activity.

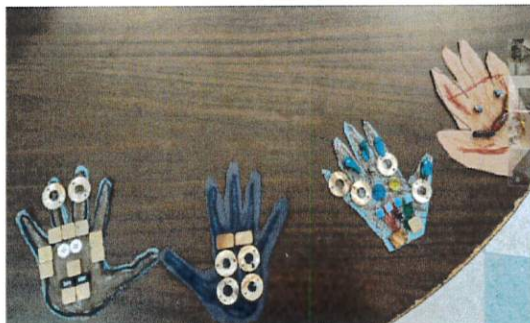


## **Community Resources • Resident Relations**

### **Summer Youth Program – Art Therapy Held at Marshall Courts Recreation Center**

On July 6th, Jocelyn Jackson, Director of Counseling with Transitions Family Violence Services, volunteered her time to provide one-on-one art therapy and self-discovery activities for participants in the 100% Side by Side Summer Youth Empowerment Program.

The sessions promoted emotional wellness, self-expression, confidence, and positive identity development. The program supports youth ages 17–24 through activities focused on self-discovery, leadership development, confidence building, and career planning. Participants explored their strengths and interests, developed personal and career goals, strengthened communication and decision-making skills, and increased their readiness for education, employment, and long-term self-sufficiency.



### **Summer Youth Program – Etiquette Workshop at Marshall Courts Recreation Center**

On July 8th, Keshia Eley, Kindergarten Teacher with Suffolk Public Schools, facilitated an Etiquette Workshop for participants in the 100% Side by Side Summer Youth Empowerment Program.

The workshop focused on proper manners, respectful communication, active listening, and professional behavior. Through interactive activities, participants strengthened their confidence, self-respect, and social skills. The workshop reinforced the importance of courtesy, teamwork, and professionalism while preparing youth for success in school, the workplace, and everyday interactions. Five youths participated.

### **HRCAP Budget Workshop**

On July 15th, Thomas Sentz, Program Manager of Housing and Financial Literacy with HRCAP, facilitated a Budgeting Workshop for residents of Aqueduct Apartments.

The workshop provided practical instruction on creating household budgets, tracking income and expenses, managing debt, and setting financial goals. Participants developed personalized spending plans and learned strategies to strengthen financial stability and self-sufficiency. As a result, residents increased their understanding of budgeting practices, improved financial decision-making skills, and enhanced their potential for long-term housing stability.



## **Let's Talk Lipstick "Hearing the Voice of Community" Building a Strong Community**

The **"Building a Strong Community"** event was held on **July 25, 2026, from 2:00 PM to 5:30 PM**. The event brought together residents, youth, families, community partners, local businesses, and service providers to promote community engagement, access to resources, and resident self-sufficiency. The goal was to increase awareness of programs supporting education, employment, health and wellness, financial stability, and family engagement.

The event featured educational workshops, employment resources, community resource booths, youth activities, games, giveaways, and food vendors. Residents and families connected with local organizations learned about available services, and explored opportunities for workforce development, supportive services, and community involvement in a welcoming and family-friendly environment.

Approximately **30 to 40 residents** attended the event, along with several community partners and vendors. The event strengthened community connections, increased awareness of local resources, generated new referrals and program interest, and reinforced ongoing partnerships that support resident success and improve the overall well-being of the community.



### **RED, WHITE, AND YOU! Celebrate Progress. Refocus Goals. Achieve Success.**

On July 15th, the Newport News Redevelopment and Housing Authority (NNRHA) Public Housing Family Self-Sufficiency (FSS) Program hosted its Mid-Year Participant Celebration & Goal Setting Event. The event successfully provided an encouraging and supportive environment where participants reflected on their accomplishments, identified future goals, and strengthened their commitment to achieving economic independence.

A total of 9 participants attended and actively engaged in goal-setting activities, financial literacy discussions, and conversations focused on education, employment, credit improvement, savings, homeownership, and overall self-sufficiency. Participants completed a mid-year goal review and developed individualized action plans to guide their progress through the remainder of 2026.

Several participants expressed interest in:

- Improving their credit
- Increasing their savings
- Pursuing homeownership
- Advancing their education
- Exploring business opportunities

Participants were recognized for their continued commitment to the Family Self-Sufficiency Program and encouraged to celebrate every milestone achieved along their journey toward self-sufficiency. Each participant received light refreshments, giveaways, a professionally prepared Goal-Setting Event Package, and a Certificate of Achievement.

Overall, the event was a success, leaving participants motivated, inspired, and equipped with the tools and resources needed to continue working toward their personal and financial goals.

"Independence is built on one goal, one achievement, and one success at a time."



# FINANCE

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

| CY Housing Choice 2026 Annual Budget Authority |                            |            |                           |             |                                |                                    |                                         |                  |                | \$ 28,432,110          |                           | Final 99.5% proration    |  |  |
|------------------------------------------------|----------------------------|------------|---------------------------|-------------|--------------------------------|------------------------------------|-----------------------------------------|------------------|----------------|------------------------|---------------------------|--------------------------|--|--|
| Housing Choice Voucher Funding                 |                            |            |                           |             |                                |                                    |                                         |                  |                | \$ 28,432,110          |                           |                          |  |  |
| Mainstream Voucher Program Funding             |                            |            |                           |             |                                |                                    |                                         |                  |                | \$ 1,288,558           |                           | Final - 100%             |  |  |
| Emergency Housing Voucher Program Funding      |                            |            |                           |             |                                |                                    |                                         |                  |                | \$ 347,689             |                           | Final - 100%             |  |  |
|                                                | HCV Units                  |            |                           |             |                                |                                    |                                         |                  |                |                        | 2507                      |                          |  |  |
|                                                | VASH units                 |            |                           |             |                                |                                    |                                         |                  |                |                        | 54                        |                          |  |  |
|                                                | CNI tenant protection      |            |                           |             |                                |                                    |                                         |                  |                |                        | 247                       |                          |  |  |
|                                                | Marshall tenant protection |            |                           |             |                                |                                    |                                         |                  |                |                        | 88                        |                          |  |  |
|                                                | Warwick SRO - RAD2         |            |                           |             |                                |                                    |                                         |                  |                |                        | 88                        |                          |  |  |
|                                                | Baseline HCV count         |            |                           |             |                                |                                    |                                         |                  |                |                        | 2984                      |                          |  |  |
|                                                | Mainstream Vouchers        |            |                           |             |                                |                                    |                                         |                  |                |                        | 141                       |                          |  |  |
|                                                | Emergency Housing Vouchers |            |                           |             |                                |                                    |                                         |                  |                |                        | 29                        |                          |  |  |
| Total Vouchers                                 |                            |            |                           |             |                                |                                    |                                         |                  |                | 3154                   |                           |                          |  |  |
| Month                                          | # of Vouchers Utilized     | Lease Rate | HAP Payments to Landlords | 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 | NRHA Held Reserve Balance | HUD Held Reserve Balance |  |  |
| January                                        | HCV 2457                   | 82.3%      | \$ 2,385,632.00           | \$ 970.95   | \$ (150,731.00)                | 94.1%                              | 94.1%                                   | \$ 2,536,383.00  |                |                        | 663,743.00                | 2,202,716.00             |  |  |
|                                                | MS 113                     | 80.1%      | \$ 103,417.00             | \$ 915.19   | \$ (4,952.00)                  | 95.4%                              | 95.4%                                   | \$ 108,389.00    |                | \$                     | 804,474.00                | 2,038,907.00             |  |  |
|                                                | EHV 22                     | 75.9%      | \$ 21,666.00              | \$ 984.82   | \$ (12,610.00)                 | 63.2%                              | 63.2%                                   | \$ 34,276.00     |                |                        | (9,963.00)                | 35,218.50                |  |  |
| February                                       | HCV 2480                   | 83.1%      | \$ 2,443,772.00           | \$ 985.39   | \$ (58,044.00)                 | 97.7%                              | 95.9%                                   | \$ 2,501,816.00  |                |                        | 77,189.00                 | 96,293.75                |  |  |
|                                                | MS 113                     | 80.1%      | \$ 103,218.00             | \$ 913.43   | \$ (5,151.00)                  | 95.2%                              | 95.3%                                   | \$ 108,369.00    |                | \$                     | 862,518.00                | 1,909,646.00             |  |  |
|                                                | EHV 22                     | 75.9%      | \$ 21,939.00              | \$ 997.23   | \$ (12,337.00)                 | 64.0%                              | 63.6%                                   | \$ 34,276.00     |                | \$                     | (4,812.00)                | 29,818.50                |  |  |
| March                                          | HCV 2502                   | 83.8%      | \$ 2,476,521.00           | \$ 989.82   | \$ (47,014.00)                 | 98.1%                              | 96.6%                                   | \$ 2,523,535.00  |                |                        | 89,526.00                 | 90,308.33                |  |  |
|                                                | MS 113                     | 80.1%      | \$ 99,919.00              | \$ 884.24   | \$ (9,435.00)                  | 91.4%                              | 94.0%                                   | \$ 109,354.00    |                | \$                     | 909,532.00                | 1,768,668.00             |  |  |
|                                                | EHV 22                     | 75.9%      | \$ 21,936.00              | \$ 997.09   | \$ 21,936.00                   |                                    | 95.6%                                   | \$ -             |                | \$                     | 4,623.00                  | 23,433.50                |  |  |
| April                                          | HCV 2529                   | 84.8%      | \$ 2,510,641.00           | \$ 992.74   | \$ (184,464.00)                | 97.7%                              | 96.9%                                   | \$ 2,695,105.00  | \$ 232.50      |                        | 1,044,644.00              | 2,123,169.42             |  |  |
|                                                | MS 112                     | 79.4%      | \$ 99,709.00              | \$ 890.26   | \$ 99,709.00                   |                                    |                                         |                  |                |                        |                           |                          |  |  |
|                                                | EHV 22                     | 75.9%      | \$ 21,956.00              | \$ 998.00   | \$ 21,956.00                   |                                    |                                         |                  |                |                        |                           |                          |  |  |
| May                                            | HCV 2525                   | 84.6%      | \$ 2,544,228.00           | \$ 1,007.62 | \$ (80,504.00)                 | 101.5%                             | 97.8%                                   | \$ 2,624,732.00  |                |                        | 1,005,018.00              | 1,976,768.42             |  |  |
|                                                | MS 110                     | 78.0%      | \$ 97,800.00              | \$ 889.09   | \$ 97,800.00                   |                                    |                                         |                  |                | \$                     |                           |                          |  |  |
|                                                | EHV 22                     | 75.9%      | \$ 22,230.00              | \$ 1,010.45 | \$ 22,230.00                   |                                    |                                         |                  |                |                        |                           |                          |  |  |
| June                                           | HCV 2530                   | 84.8%      | \$ 2,571,986.00           | \$ 1,016.60 | \$ 529,197.00                  | 131.8%                             | 102.5%                                  | \$ 2,042,789.00  |                |                        | 356,222.00                | 2,107,039.17             |  |  |
|                                                | MS 109                     | 77.3%      | \$ 96,870.00              | \$ 879.54   | \$ 96,870.00                   |                                    |                                         |                  |                | \$                     |                           |                          |  |  |
|                                                | EHV 23                     | 79.3%      | \$ 23,729.00              | \$ 1,031.70 | \$ 23,729.00                   |                                    |                                         |                  |                |                        |                           |                          |  |  |
| July                                           | HCV 2541                   | 85.2%      | \$ 2,581,439.00           | \$ 1,015.91 | \$ (193,129.00)                | 132.3%                             | 101.7%                                  | \$ 2,774,568.00  |                |                        | 428,169.00                | 1,706,026.00             |  |  |
|                                                | MS 110                     | 78.0%      | \$ 97,453.00              | \$ 886.94   | \$ 97,453.00                   |                                    |                                         |                  |                | \$                     |                           |                          |  |  |
|                                                | EHV 23                     | 79.3%      | \$ 23,729.00              | \$ 1,031.70 | \$ 23,729.00                   |                                    |                                         |                  |                |                        |                           |                          |  |  |
|                                                |                            |            |                           |             |                                |                                    |                                         |                  |                | \$ 18,093,552.00       |                           | \$ -                     |  |  |

# **ADMINISTRATIVE SERVICES**

## **ADMINISTRATIVE SERVICES**

### **Pinecroft Elevator Services**

NNRHA has selected Elevated Technologies, Inc. dba Metro Elevators to complete the Pinecroft elevator modernization project. The project is currently on schedule with an estimated completion date of December 2026. Metro Elevators has begun procuring the necessary materials, while other project components are progressing through the engineering and design phases. The Authority will continue to monitor the project's progress and provide updates as key milestones are achieved.

### **Invitation for Bid (IFB)/Request for Proposal (RFP)**

The Request for Proposal for Consulting Services for the Community Development Block Grant and HOME Investment Partnerships Program Administration was posted on August 7, 2026, and is due to close on September 7, 2026.

The Invitation to Bid for Marshall Courts Phase 3 Façade Repairs & Painting was posted on August 7, 2026, and is due to close on September 7, 2026.

The Invitation to Bid for Pinecroft Hallways & Stairways Painting was posted on August 7, 2026, and is due to close on September 7, 2026.

The Invitation to Bid for Pinecroft Apartment Exterior Wash & Painting was posted on August 14, 2026, and is due to close on September 14, 2026.

The Invitation to Bid for Marshall Courts TP Roof Overlay, Fascia & Gutter Repair was posted on August 14, 2026, and is due to close on September 14, 2026.

# **CHOICE NEIGHBORHOOD INITIATIVE (CNI)**

## **CHOICE NEIGHBORHOOD INITIATIVE (CNI)**

### **Lift and Rise on Jefferson**

#### **Leasing Update:**

Leasing activity at Lift and Rise on Jefferson continues to demonstrate strong momentum. The 2800 Building is currently 98% occupied, while the 2700 Building has achieved 90% occupancy, reflecting sustained market demand and continued success in lease-up efforts across both properties.

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

#### **Legacy Landing Lease-Up Report – August 2026**

As of August 2026, Legacy Landing continues to demonstrate strong leasing performance and is nearing full occupancy. Phase III-R (71 units) currently has five vacant units, consisting of three market-rate units and two project-based voucher (PBV) units. Phase IV-R has four vacant units, including two PBV units and two market-rate units. Overall, both phases remain highly occupied, reflecting continued demand and successful lease-up efforts.

#### **Construction Updates:**

- **CNI IV-R:** 99% complete and currently in the final punch list phase.
- **Infrastructure:** 94% complete, with remaining work nearing completion.
- **Wellness Trail:** 96% complete and progressing through final finishing activities.
- **Retail:** 100% complete with construction fully finalized.

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

CNI Phase V has experienced a slight delay, with vertical construction anticipated to commence in September 2026. This milestone will transition the project from site preparation activities into building construction, continuing the transformation of the Marshall-Ridley Choice Neighborhoods and advancing the delivery of additional high-quality mixed-income housing opportunities.



### **CNI Grant Closeout and Sustainability Update**

The CNI Endowment Plan has been finalized and is currently under review with HUD. Staff continue to coordinate with HUD and internal stakeholders to address any remaining review comments and ensure all required documentation is complete. Upon approval, the Endowment Plan will establish a framework to preserve resources and support the continued delivery of supportive services for CNI target housing residents beyond the grant period, sustaining the progress achieved through the Marshall-Ridley Choice Neighborhood Initiative.

In addition to the Endowment Plan, staff are completing the remaining CNI grant closeout activities, including final budget revisions to reconcile available grant funds, close out remaining Budget Line Items (BLIs), complete the final draw process, and satisfy all HUD CNI grant closeout requirements.

CNI partners will continue to play an integral role in the implementation of the sustainability plan and ongoing delivery of supportive services. Urban Strategies Inc. (USI) will remain the People Lead, continuing to coordinate resident support services and partner engagement. Once HUD review is complete and the plan is finalized, additional details regarding the structure, partner participation, and governance framework will be shared with CNI stakeholders and community partners.

### **USI – Urban Strategies**

For August 2026, the Marshall-Ridley Family Supportive Services Program continued to demonstrate strong and consistent resident engagement. The Urban Strategies, Inc. (USI) Newport News team reports that 209 families are actively engaged in intensive case management and supportive services. USI will continue serving as the lead People component partner during the two-year post-grant sustainability period, supporting the implementation of the CNI Endowment Plan and ensuring continued access to critical resident services beyond the grant period.

USI, in partnership with Newport News Public Schools (NNPS), will host a CNI Back-to-School Event on August 18, 2026, from 5:00 PM to 7:00 PM. The event will provide Marshall-Ridley families with school readiness resources, community connections, and supportive services to help students and families prepare for the upcoming school year.

**ITEM NO. 7**

**No Closed Session**

**ITEM NO. 9**

**Other Business**