NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING

October 21, 2025
8:30 a.m.
227-27th Street, Newport News

1. Pledge of Allegiance to the Flag of the United States of America

2. Roll Call

3. Consider approval of minutes of regular meeting, August 19, 2025

4. Communications

5. New Business

   a. Consider an Inducement Resolution of the Newport News Redevelopment and Housing Authority Evidencing the Intent to Issue Multifamily Affordable Residential Housing Facility Revenue Bonds in an Aggregate Principal Amount Not to Exceed $45,000,000 for the Benefit of Stuart Gardens Housing Partners, LP

   b. Consider an Inducement Resolution of the Newport News Redevelopment and Housing Authority Evidencing the Intent to Issue Multifamily Affordable Residential Housing Facility Revenue Bonds in an Aggregate Principal Amount Not to Exceed $48,000,000 for the Benefit of Stuart Gardens II Housing Partners, LP

   c. Consider a resolution authorizing Amendments to the Admissions & Continued Occupancy Policy and Housing Choice Voucher Administrative Plan for VAWA Act Updates for 2022

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. Any other business to come before the Board.

   - Comments from the Public: (*Time Limit 3 Minutes)*

9. Adjournment

Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
August 19, 2025

Having duly given public notice, the Board of Commissioners of the Newport News Redevelopment and Housing Authority met at 227 27th Street, in the City of Newport News, Virginia, at 8:26 a.m. on Tuesday, August 19, 2025.

Pledge of Allegiance

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

Roll Call

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

Commissioners present: -

Dr. Lisa Wallace-Davis
William Black
Barbara Holley
Andrea Diggs
Thaddeus Holloman

Also present:

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

Lysandra M. Shaw
Executive Director

Lisa Dessoffy, Director
Finance

David Staley, Director
Community Development

Tera Lockley, Director
Housing

Felicia Simmons, Director
Administrative Services

Kayonia M. Betts
Executive Assistant

Tricia Wilson
City of Newport News Via ZOOM

Justin Orie
NNRHA IT Department

Aron Thompson
R.E.D. Academy

Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
August 19, 2025

Approval of Minutes July 15, 2025

Commissioner Black moved that the minutes of the regular meeting of the Board of Commissioners held on June 15, 2025 be approved. The motion was seconded by Commissioner Holloman and passed with a majority vote.

Communications

Ms. Shaw introduced the new Administrative Services Director, Ms. Felicia Simmons to the Board. Ms. Simmons shared her professional background and expressed her excitement in joining the NNRHA team.

R.E.D. Academy is expanding its 20-month real estate development training and mentorship program to the Hampton Roads region. Building on its 2021 Nashville launch—which supported 15 affordable housing projects and a pipeline of 900+ units—the program will train 12–15 local fellows with a focus on affordable housing development, governance, finance, and sustainability.

Strategic partners include Norfolk and Newport News Redevelopment & Housing Authorities, Baker Tilly, Redemption Bank, and Lincoln Ave Communities.

A launch event is planned at Town Point Club, Norfolk, with details forthcoming. Activities will include a program overview, keynote remarks, and networking opportunities. This chapter model is designed for future regional replication.

New Business

Public Hearing

Dr. Davis announced a public hearing was being held to receive comments on the proposed Public Housing Agency Plan for Fiscal Year 2026-2030 and submission of HUD Form 50077-ST.

A notice advertising the Public Hearing was posted in the lobby of the Authority at 227 27th Street, Newport News and appeared in the Daily Press on Sunday, July 20, 2025 and the Tidewater Hispanic on July 17, 2025 stating the draft Five-Year Plan was available for public review at the Authority's office at 227 27th Street, Newport News, VA, Public Housing Management Office.

No public comments or emails were made or received.

Commissioner Holloman made a motion to close the Public Hearing. Commissioner Black seconded the motion which passed with a unanimous vote.

The Board of Commissioners of the Newport News Redevelopment and Housing Authority Authorizing the submission of HUD Form 50075-ST, PHA Plans (Five Year Plan and Annual Plan for FY 2026-2030 to HUD in Accordance with Statutory Regulations

The Board was provided copies of a resolution authorizing the submission of HUD Form 50027-ST, PHA Plans (Five Year Plan and Annual Plan for FY 2026-2030 to HUD in accordance with statutory regulations. Ms. Shaw reported that The Public Housing Agency (PHA) Plan serves as a comprehensive guide outlining the Authority's policies, programs, client services, and operations aimed at addressing local housing needs. It consists of two components: the Five Year Plan, which sets forth the Authority's mission and long-term goals for 2026–2030, and the Annual Plan, which provides a detailed overview of ongoing operations and Capital Fund Program priorities for FY 2026. The Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) and incorporates updated guidelines for participation in key housing initiatives such as the Rental Assistance Demonstration, Choice Neighborhoods, and Housing Choice Voucher programs.

The final Agency Plan is due to HUD by October 18, 2025—75 days prior to the start of the new fiscal year on January 1, 2026.

Board approval of this resolution is recommended.

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

Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
August 19, 2025

Public Hearing

Dr. Davis announced a public hearing was being held to receive comments on the proposed Capital Fund Program (CFP) for FY 2025- FY 2029 5-Year Plan.

A notice advertising the public hearing was posted in the lobby of the Authority at 227 27th Street, Newport News and appeared in the Daily Press on Sunday, July 20, 2025. The draft plan was made available for public review at the Authority's office at 227 27th Street, Newport News, VA, Public Housing Management Office.

No public comments or emails were made or received.

Commissioner Holloman made a motion to close the Public Hearing. Commissioner Black seconded the motion which passed with a unanimous vote.

The Board of Commissioners of the Newport News Redevelopment and Housing Authority Authorizing the submission of the FY 2025-2029 Capital Fund Program Five Year Plan to HUD in Accordance with Statutory Regulations

The Board was provided copies of a resolution authorizing the submission of the proposed Capital Fund Program (CFP) for the FY 2025-2029 Five-year plan. Ms. Shaw reported that the Capital Fund Program 5-year Action Plan is a detailed review of all planned PHA capital activities over a 5-year duration. The activities address all current public housing properties and outlines plans to perform interior and exterior improvements and upgrades.

NNRHA is seeking your approval of the CFP 5-Year Action Plan for fiscal years 2025-2029 in accordance with NNRHA and the Department of Housing and Urban Development policy. Final approval is also required by HUD.

Ms. Shaw advised the Board that various properties had been assessed, and it was determined that Aqueduct Apartments would require a larger capital investment. Mr. Holloman inquired about the source of funding for the project. Ms. Shaw clarified that the funds are federally funded by HUD through the Capital Fund Program. Mr. Holloman inquired if current federal conditions anticipated funding challenges. Ms. Shaw confirmed that funding had not been an issue in recent years. She added that the Rental Assistance Demonstration (RAD) program was established to alleviate pressure on the Capital Fund Program.

Board approval of this resolution is recommended.

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

The Board of Commissioners of the Newport News Redevelopment and Housing Authority Authorizing a Project Loan to Choice Neighborhood V-Downtown, LLC

The Board was provided copies of a resolution authorizing a project loan to Choice Neighborhood V-Downtown, LLC. Ms. Shaw reported that Board approval is needed to issue a loan to Choice Neighborhood V Development Corporation to facilitate the construction and development of the CNI onsite housing phase of Choice Neighborhood Implementation grant, which will be constructed on Washington Avenue between 28th and 29th Streets. The project consists of 73 units with a mix of 1- bedroom (14), 2- bedroom (50) and 3- bedroom (9) units. Ms. Shaw clarified that the Authority receives grants from various entities for the project. These grants are then loaned to the Development Corporation as a project loan, effectively transferring the funds from the Authority to the Development Corporation. Ms. Shaw directed the Board to review the provided chart, which details funding sources and their corresponding projects.

Please note that $13,116,280 will be loaned to the project as construction financing and $5,000,000 as permanent financing at closing.

The approval of the attached resolution authorizes the Executive Director to execute the loan documents and take such other actions in the furtherance of this resolution.

Approval is recommended.

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

Minutes of a Meeting of the
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R.E.D. Academy Program Introduction

Aron Thompson, CEO of the R.E.D. Academy is, launching a new mentorship program for local developers. Mr. Thompson stressed the program's goal to build a strong local talent pool, boosting economic prosperity and technological innovation, and fostering a supportive community.

Report to the Board

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

Ms. Lockley reported the NNRHA Controlled Multi-Family Properties Waitlist data as follows: There are 542 Public Housing applications, 78 of which are approved leaving 464 pending applications. The Housing Choice Voucher program has 4,430 applications, of which 61 were approved with 4,369 pending. During the month of June, there were a total of 53 new applicants housed between the Public Housing, Housing Choice Voucher and Mod Rehab (SRO) programs. The Public Housing program is currently occupied at 95% and the Housing Choice Voucher program is currently at 84%. The MOD Rehab Program, which includes Warwick SRO, is 93% occupied. All of the apartment affordable housing communities are occupied at 91% on average.

Ms. Lockley also reported that the Community Resources hosted the Resident Tenant Council Officer Dinner Meeting. The officers gathered at Golden Corral to discuss updates to the organization's bylaws. CenterWell Senior Primary Care sponsored an event at Pinecroft Apartments which included games and giveaways for the residents. The Great Oak Apartments Resident Council hosted a game day event in which Ms. Shaw and Ms. Lockley attended. There were over 25 residents in attendance.

Ms. Dessoffy reported that the unaudited financial statement would soon be submitted to HUD. The submission has been delayed because the Authority recently converted its reporting system from a fiscal year to a calendar year, and HUD's systems are not yet equipped to receive calendar year reports. The final submission to HUD is due by September 30, 2025. The audit report is scheduled for presentation by the auditors at the October Board meeting.

Ms. Simmons reported that Administrative Services is currently working to transition from Google to Microsoft Office operating systems. This initiative aims to modernize technology and security while also reducing costs. Additionally, the Authority is upgrading its phone system and working to enhance network capabilities.

David Staley reported that the 2025-2029 Five-year Consolidated Plan and the 2025 Annual Action Plan are complete. The City of Newport News receives the Block Grant funds from HUD to address these needs. The Grant funds include the Community Development Block Grant (CDBG), and the HOME Investment Partnership Program (HOME). The 5-year Consolidated Plan's purpose is to assess community needs, establish priorities and to set long term goals for housing and community redevelopment.

Marshall Ridley Residential Facade program is a $2.1 million grant program to assist owner occupied homeowners in the choice neighborhood initiative area with external home improvements. The improvement grant is up to $20,000 per property. All of the 113 applications received have been processed. There have been 72 completed cases to date with 4 pending completions. There is $677, 000 remaining from the $2.1 million received from the City which could assist additional residents. The program has been reintroduced to the community and the announcement has been posted on several news outlets. As a result an additional 51 applications have been received.

Ms. Shaw reported a 94% occupancy rate at Lift and Rise Apartments. To enhance service call resolution efficiency, additional maintenance staff have been hired. Ms. Shaw also accompanied the City's Codes Department during their inspection of each Lift & Rise unit, an inspection prompted by resident maintenance concerns. The Authority is committed to assuring residents that their concerns are being addressed. Ms. Diggs asked if there is a plan to stay on top of maintenance repairs moving forward. Ms. Shaw verified that there are discussions with Pennrose regarding a continuous maintenance plan and the deployment of extra maintenance personnel to address immediate repair needs. Progress updates will be provided to the City. The Lift and Rise retail space is in the leasing process and is expected to be occupied in the near future.

Ms. Shaw provided an update on Legacy Landing, III-R. Out of 71 units, 66 are currently occupied, with 4 units awaiting HQS inspections. The single market rate unit has not yet seen activity. Full activation of the permanent lighting is expected by August 29, 2025, and Temporary Certificates of Occupancy are anticipated soon. Regarding additional construction, the infrastructure is 88% complete and the Wellness Trail is 72% complete. Groundbreaking for the Seafood Market is projected for summer 2025. The retail space is already 100% complete.

A closing for the final phase of CNI is expected in October. Several plans have been submitted to the City for approval, and the Authority is also working to secure HUD approvals.

No Closed Session

Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
August 19, 2025

Adjournment

There being no other business to come before the Board, the Chairperson adjourned the meeting at 9:11am.

_____
Secretary-Treasurer

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

ITEM NO. 5

New Business

a. Consider an Inducement Resolution of the Newport News Redevelopment and Housing Authority Evidencing the Intent to Issue Multifamily Affordable Residential Housing Facility Revenue Bonds in an Aggregate Principal Amount Not to Exceed $45,000,000 for the Benefit of Stuart Gardens Housing Partners, LP

b. Consider an Inducement Resolution of the Newport News Redevelopment and Housing Authority Evidencing the Intent to Issue Multifamily Affordable Residential Housing Facility Revenue Bonds in an Aggregate Principal Amount Not to Exceed $48,000,000 for the Benefit of Stuart Gardens II Housing Partners, LP

c. Consider a resolution authorizing Amendments to the Admissions & Continued Occupancy Policy and Housing Choice Voucher Administrative Plan for VAWA Act Updates for 2022

5a

Newport News Redevelopment and Housing Authority

Memorandum

Date: October 21, 2025

To: All Members, Board of Commissioners

From: Lysandra M. Shaw
Executive Director

Subject: Multifamily Housing Revenue Bonds Issuance Request for Stuart Gardens Phase I

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

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

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

Approval of the attached resolution is recommended.

SUPPLEMENT TO APRIL 15TH INDUCEMENT RESOLUTION OF THE NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY EVIDENCING THE INTENT TO ISSUE MULTIFAMILY AFFORDABLE RESIDENTIAL HOUSING FACILITY REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $45,000,000 FOR THE BENEFIT OF STUART GARDENS HOUSING PARTNERS, LP

WHEREAS, the Authority previously received a request from Stuart Gardens Housing Partners, LP, a Virginia limited partnership, along with its affiliates (the "**Borrower**"), to issue multifamily affordable residential housing facility revenue bonds in an aggregate principal amount not to exceed $45,000,000 ("**Phase I**") upon which the Stuart Gardens Apartments are located (the "**Bonds**") and as further described in Exhibit A; and

WHEREAS, The Bonds shall be issued in one or more series, at one time or from time to time, to finance or refinance a portion of the cost of acquiring, renovating, rehabilitating, improving and equipping an existing residential affordable rental unit housing project, with Phase I consisting of 252 units, comprised of 59 1-2 story apartment buildings located on a 21.15-acre lot, with certain common area improvements, together with the payment of costs of issuance with respect to the Bonds and capitalized interest, reserve funds and any other expenditures related to the financing (the "**Project**"); and

WHEREAS, pursuant to proper notice published on April 1 and April 8, 2025, the Authority conducted a public hearing on the Applications of the Borrower for the issuance of the Bonds in compliance with the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "**Code**") at its meeting and Section 15.2-4906 of the Code of Virginia (the "**Virginia Code**") on April 15, 2025; and

WHEREAS, following the public hearing, an Inducement Resolution was presented to the Authority by Bond Counsel on April 15, 2025 expressing its intent to issue the Bonds to finance the Project (the "Inducement Resolution") and the Authority unanimously adopted the Inducement Resolution; and

WHEREAS, upon the adoption of the Inducement Resolution, the Authority determined, along with the Borrower, that at a later date, but no longer than one year, the Authority shall provide a Certificate of Public Hearing to the City Council of the City of Newport News, Virginia (the "**City Council**"); and

WHEREAS, the Authority now intends to recommend that the City Council provide "governing body approval" with respect to the issuance of the Bonds by the Authority; and

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

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

1. The Authority hereby provides a Certificate of Public Hearing to the City Council with respect to the public hearing held regarding the Borrower's Project on April 15, 2025.

2. The Inducement Resolution presented to the Authority by Bond Counsel for consideration was unanimously approved by the Authority.

3. It is hereby found and determined by the Authority that this Supplement to the Inducement Resolution shall be provided to the City Council in order for the Authority to provide its recommendation that City Council provide governing body approval regarding the issuance of the Bonds by the Authority as contemplated in the Inducement Resolution.

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

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

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

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

Date: October 21, 2025

CERTIFICATE

The undersigned, secretary of the Newport News Redevelopment and Housing Authority (the "**Authority**"), does hereby certify that the foregoing resolution was adopted at a meeting of the Board of Commissioners of the Authority, duly called and held on October 21, 2025 at which meeting a quorum of the directors was present and acting throughout, and that such resolution has not been repealed, amended or supplemented and is in full force and effect on the date hereof.

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

WITNESS my hand and seal of the County this 21st day of October, 2025.

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

By:_____
Lisa Wallace-Davis, Chair

(S E A L)

(150047170.4)

EXHIBIT A

Legal Description

ALL THOSE certain lots, pieces or parcels of land situate in the City of Newport News, Virginia, designated and described as "A 3.27 Ac." and "B 17.88 Ac." as shown on Sheets 1 and 2 of a certain plat entitled, "Physical Survey of Part of Lot 1 & Lot 3, Section "C", Stuart Gardens, Newport News, Virginia, known as Parcels "A" & "B" - Stuart Gardens, Phase I, for Stuart Gardens Associates, a Virginia limited partnership," dated March 31, 1980, prepared by Robert T. Addison & Associates, Ltd., Surveyors-Planners, Portsmouth, Virginia, recorded in the Clerk's Office of the Circuit Court of the City of Newport News, Virginia in Map Book 12 at Page 10.

TOGETHER WITH those certain non-exclusive easements as set forth in Amended and Restated Access and Shared Amenities Easement Agreement recorded as Instrument No. 130015360.

5b

Newport News Redevelopment and Housing Authority

Memorandum

Date: October 21, 2025

To: All Members, Board of Commissioners

From: Lysandra M. Shaw
Executive Director

Subject: Multifamily Housing Revenue Bonds Issuance Request for Stuart Gardens Phase II

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

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

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

Approval of the attached resolution is recommended.

SUPPLEMENT TO APRIL 15TH INDUCEMENT RESOLUTION OF THE NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY EVIDENCING THE INTENT TO ISSUE MULTIFAMILY AFFORDABLE RESIDENTIAL HOUSING FACILITY REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $48,000,000 FOR THE BENEFIT OF STUART GARDENS II HOUSING PARTNERS, LP

WHEREAS, the Authority previously received a request from Stuart Gardens II Housing Partners LP, a Virginia limited partnership, along with its affiliates (the "**Borrower**"), to issue multifamily affordable residential housing facility revenue bonds in an aggregate principal amount not to exceed $48,000,000 ("**Phase II**") upon which the Stuart Gardens Apartments are located (the "**Bonds**") and as further described in Exhibit A; and

WHEREAS, The Bonds shall be issued in one or more series, at one time or from time to time, to finance or refinance a portion of the cost of acquiring, renovating, rehabilitating, improving and equipping an existing residential affordable rental unit housing project, with Phase II consisting of 239 units, comprised of 50 1-2 story apartment buildings located on a 18.98-acre lot, along with certain common area improvements, together with the payment of costs of issuance with respect to the Bonds and capitalized interest, reserve funds and any other expenditures related to the financing (the "**Project**"); and

WHEREAS, pursuant to proper notice published on April 1 and April 8, 2025, the Authority conducted a public hearing on the Applications of the Borrower for the issuance of the Bonds in compliance with the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "**Code**") at its meeting and Section 15.2-4906 of the Code of Virginia (the "**Virginia Code**") on April 15, 2025; and

WHEREAS, following the public hearing, an Inducement Resolution was presented to the Authority by Bond Counsel on April 15, 2025 expressing its intent to issue the Bonds to finance the Project (the "Inducement Resolution") and the Authority unanimously adopted the Inducement Resolution; and

WHEREAS, upon the adoption of the Inducement Resolution, the Authority determined, along with the Borrower, that at a later date, but no longer than one year, the Authority shall provide a Certificate of Public Hearing to the City Council of the City of Newport News, Virginia (the "**City Council**"); and

WHEREAS, the Authority now intends to recommend that the City Council provide "governing body approval" with respect to the issuance of the Bonds by the Authority; and

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

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

1. The Authority hereby provides a Certificate of Public Hearing to the City Council with respect to the public hearing held regarding the Borrower's Project on April 15, 2025.

2. The Inducement Resolution presented to the Authority by Bond Counsel for consideration was unanimously approved by the Authority.

3. It is hereby found and determined by the Authority that this Supplement to the Inducement Resolution shall be provided to the City Council in order for the Authority to provide its recommendation that City Council provide governing body approval regarding the issuance of the Bonds by the Authority as contemplated in the Inducement Resolution.

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

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

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

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

Date: October 21, 2025

CERTIFICATE

The undersigned, secretary of the Newport News Redevelopment and Housing Authority (the "**Authority**"), does hereby certify that the foregoing resolution was adopted at a meeting of the Board of Commissioners of the Authority, duly called and held on October 21, 2025 at which meeting a quorum of the directors was present and acting throughout, and that such resolution has not been repealed, amended or supplemented and is in full force and effect on the date hereof.

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

WITNESS my hand and seal of the County this 21st day of October, 2025.

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

By:_____
Lisa Wallace-Davis, Chair

(S E A L)

(150086999.3)

EXHIBIT A

Legal Description

ALL THOSE certain lots, pieces or parcels of land, situate in the City of Newport News, Virginia, designated and described as "C 15.15 Ac." and "D 5.24 Ac." as shown on Sheets 1 and 2 of a certain plat entitled "PHYSICAL SURVEY OF LOT 2 & PART OF LOT 3, SECTION "C" STUART GARDENS NEWPORT NEWS, VIRGINIA KNOWN AS PARCELS "C" & "D" -STUART GARDENS-PHASE II FOR STUART GARDENS ASSOCIATES, PHASE II A VIRGINIA LIMITED PARTNERSHIP," dated July 1980, prepared by Robert T. Addison & Associates, Ltd., Surveyors-Planners, Portsmouth, Virginia, recorded in the Clerk's Office of the Circuit Court of the City of Newport News, Virginia in Map Book 12 at Page 38.

5C

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

MEMORANDUM

DATE: October 14, 2025

TO: Board of Commissioners

FROM: Lysandra M. Shaw
Executive Director

SUBJECT: The Violence Against Women Reauthorization Act of 2022

The Violence Against Women Act has been reauthorized and amended as of March 15, 2022. VAWA 2022 maintains protections for public housing and project-based Housing Choice Voucher (HCV) tenants, Housing Choice Voucher Program clients, HOME Investment Partnership program and Low Income Housing Tax Credit properties.

The VAWA Reauthorization Act of 2022 has added to the existing VAWA housing provisions for survivors:

1. Updated definition of Domestic Abuse to include felony/misdemeanor charges committed by spouse, intimate partner, child's parent, and acts committed against youth or adult victims protected under domestic violence laws of jurisdiction.

2. Also, added definitions of:
   "Economic Abuse" - behavior that is coercive or unreasonably controls or restrains a person's ability to acquire or maintain economic resources to which they are entitled.
   "Technological Abuse" – behavior that is intended to harm, threaten, intimidate, control, etc. by using any form of technology, such as: internet enabled devices, online spaces, computers, mobile devices, cameras, and imaging programs, etc.

3. Requires the following of covered HUD Housing Programs:
   a) Prohibition or Retaliation
   b) Right to Report Crime and Emergencies

4. HUD updated VAWA forms:
   HUD 5380, Notice of Occupancy Rights under VAWA
   HUD 5381, Model Emergency Transfer Plan
   HUD 5382, Certification of Domestic Violence and Alternate Documentation
   HUD 5383, Emergency Transfer Request for Certain Victims of Domestic Violence

VAWA 2022 requires Board approval to adopt a model transfer plan and other updated documents.

The attached resolution is recommended for approval.

Attachment

A RESOLUTION OF THE NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY AUTHORIZING AMENDMENTS TO THE ADMISSIONS & CONTINUED OCCUPANCY POLICY AND HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN FOR VAWA ACT UPDATES FOR 2022

WHEREAS, the Newport News Redevelopment and Housing Authority strives to ensure that its Admissions & Continued Occupancy Policy and Housing Choice Voucher Administrative Plan polices reflect all current HUD regulations and guidelines.

WHEREAS, The Violence Against Women Act has been reauthorized and amended as of March 15, 2022. VAWA 2022 maintains protections for public housing and project-based Housing Choice Voucher (HCV) tenants, Housing Choice Voucher Program clients, HOME Investment Partnership program and Low Income Housing Tax Credit properties.

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioner of the Newport News Redevelopment and Housing Authority that revisions to the Admissions & Continued Occupancy Policy and Housing Choice Voucher Administrative Plan as outlined in the accompanying memorandum dated October 14, 2025 are hereby approved for the purpose of updating its VAWA policies to reflect current regulations, guidelines and practices as of March 15, 2022.

EQUAL HOUSING OPPORTUNITY

U.S. Department of Housing and Urban Development
OMB Approval No. 2577-0286
Expires 01/31/2028

NOTICE OF OCCUPANCY RIGHTS UNDER
THE VIOLENCE AGAINST WOMEN ACT
HUD-5380; Housing Rights for Victims

Protections for Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking

When should I receive this form? A covered housing provider must provide a copy of the Notice of Occupancy Rights Under The Violence Against Women Act (Form HUD-5380) and the Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking (Form HUD-5382) when you are admitted as a tenant, when you receive an eviction or termination notice and prior to termination of tenancy, or when you are denied as an applicant. A covered housing provider may provide these forms at additional times.

What is the Violence Against Women Act ("VAWA")? This notice describes protections that may apply to you as an applicant or a tenant under a housing program covered by a federal law called the Violence Against Women Act ("VAWA"). VAWA provides housing protections for victims of domestic violence, dating violence, sexual assault or stalking. VAWA protections must be in leases and other program documents, as applicable. VAWA protections may be raised at any time. You do not need to know the type or name of the program you are participating in or applying to in order to seek VAWA protections.

What if I require this information in a language other than English? To read this information in Spanish or another language, please contact the NNRHA Property Manager where your residence is located or the Occupancy Manager FOR HOPWA PROVIDERS - N/A N/A N/A ====== or go to === N/A=== =====.You can read translated VAWA forms at: https://www.hud.gov/prograoffices/administration/hudclips/forms/hud5a#4. If you speak or read in a language other than English, your covered housing provider must give you language assistance regarding your VAWA protections (for example, oral interpretation and/or written translation).

What do the words in this notice mean?

• VAWA violence/abuse means one or more incidents of domestic violence, dating violence, sexual assault, or stalking.

• Victim means any victim of VAWA violence/abuse, regardless of actual or perceived sexual orientation, gender identity, sex, or marital status.

• Affiliated person means the tenant's spouse, parent, sibling, or child; or any individual, tenant, or lawful occupant living in the tenant's household; or anyone for whom the tenant acts as parent/guardian.

°] *Covered housing program*[1] includes the following HUD programs:

o Public Housing

o Tenant-based vouchers (TBV, also known as Housing Choice Vouchers or HCV) and Project-based Vouchers (PBV) Section 8 programs

o Section 8 Project-Based Rental Assistance (PBRA)

°] Section 8 Moderate Rehabilitation Single Room Occupancy

o Section 202 Supportive Housing for the Elderly

o Section 811 Supportive Housing for Persons with Disabilities

• Section 221(d)(3)/(d)(5) Multifamily Rental Housing

• Section 236 Multifamily Rental Housing • Housing Opportunities for Persons With AIDS (HOPWA) program o HOME Investment Partnerships (HOME) program

o The Housing Trust Fund

o Emergency Solutions Grants (ESG) program

o Continuum of Care program

0 Rural Housing Stability Assistance program

• *Covered housing provider* means the individual or entity under a covered housing program that is responsible for providing or overseeing the VAWA protection in a specific situation. The covered housing provider may be a public housing agency, project sponsor, housing owner, mortgagor, housing manager, State or local government, public agency, or a nonprofit or for-profit organization as the lessor.

1 For information about non-HUD covered housing programs under VAWA, see Interagency Statement on the Violence Against Women Act's Housing Provisions at https://www.hud.gov/sites/dfiles/PA/documents/InteragencyVAWAHousingStmnt092024.pdf. Page-1-of 5 Form HUD-5380

NOTICE OF OCCUPANCY RIGHTS UNDER

THE VIOLENCE AGAINST WOMEN ACT
HUD-5380; Rights for Survivors

U.S. Department of Housing and Urban Development
OMB Approval No. 2577-0286
Expires 01/31/2028

What if I am an applicant under a program covered by VAWA? You can't be denied housing, housing assistance, or homeless assistance covered by VAWA just because you (or a household member) are or were a victim or just because of problems you (or a household member) had as a direct result of being or having been a victim. For example, if you have a poor rental or credit history or a criminal record, and that history or record is the direct result of you being a victim of VAWA abuse/violence, that history or record cannot be used as a reason to deny you housing or homeless assistance covered by VAWA.

What if I am a tenant under a program covered by VAWA? You cannot lose housing, housing assistance, or homeless assistance covered by VAWA or be evicted just because you (or a household member) are or were a victim of VAWA violence/abuse. You also cannot lose housing, housing assistance, or homeless assistance covered by VAWA or be evicted just because of problems that you (or a household member) have as a direct result of being or having been a victim. For example, if you are a victim of VAWA abuse/violence that directly results in repeated noise complaints and damage to the property, neither the noise complaints nor property damage can be used as a reason for evicting you from housing covered by VAWA. You also cannot be evicted or removed from housing, housing assistance, or homeless assistance covered by VAWA because of someone else's criminal actions that are directly related to VAWA abuse/violence against you, a household member, or another affiliated person.

How can tenants request an emergency transfer? Victims of VAWA violence/abuse have the right to request an emergency transfer from their current unit to another unit for safety reasons related to the VAWA violence/abuse, An emergency transfer cannot be guaranteed, but you can request an emergency transfer when:

1. You (or a household member) are a victim of VAWA violence/abuse;
2. You expressly request the emergency transfer; **AND**
3. EITHER
    a. you reasonably believe that there is a threat of imminent harm from further violence, including trauma, if you (or a household member) stay in the same dwelling unit; **OR**
    b. if you (or a household member) are a victim of sexual assault, either you reasonably believe that there is a threat of imminent harm from further violence, including trauma, if you (or a household member) were to stay in the unit, or the sexual assault occurred on the premises and you request an emergency transfer within 90 days (including holidays and weekend days) of when that assault occurred.

You can request an emergency transfer even if you are not lease compliant, for example if you owe rent. If you request an emergency transfer, your request, the information you provided to make the request, and your new unit's location must be kept strictly confidential by the covered housing provider. The covered housing provider is required to maintain a VAWA emergency transfer plan and make it available to you upon request.

To request an emergency transfer or to read the covered housing provider's VAWA emergency transfer plan, contact the NNRHA property manager where your residence is located or the Occupancy Manager.

The VAWA emergency transfer plan includes information about what the covered housing provider does to make sure your address and other relevant information are not disclosed to your perpetrator.

Can the perpetrator be evicted or removed from my lease? Depending on your specific situation, your covered housing provider may be able to divide the lease to evict just the perpetrator. This is called "lease bifurcation."

What happens if the lease bifurcation ends up removing the perpetrator who was the only tenant who qualified for the housing or assistance? In this situation, the covered housing provider must provide you and other remaining household members an opportunity to establish eligibility or to find other housing. If you cannot or don't want to establish eligibility, then the covered housing provider must give you a reasonable time to move or establish eligibility for another covered housing program. This amount of time varies, depending on the covered housing program involved. The table below shows the reasonable time provided under each covered housing programs with HUD. Timeframes for covered housing programs operated by other agencies are determined by those agencies.

Covered Housing Program(s)	Reasonable Time for Remaining Household Members to Continue to Receive Assistance, Establish Eligibility, or Move.
HOME and Housing Trust Fund, Continuum of Care Program (except for permanent supportive housing), ESG program, Section 221(d)(3) Program, Section 221(d)(5) Program, Rural Housing Stability Assistance Program	Because these programs do not provide housing or assistance based on just one person's status or characteristics, the remaining tenant(s), or family member(s) in the CoC program, can keep receiving assistance or living in the assisted housing as applicable.
Permanent supportive housing funded by the Continuum of Care Program	The remaining household member(s) can receive rental assistance until expiration of the lease that is in effect when the qualifying member is evicted.
Housing Choice Voucher, Project-based Voucher, and Public Housing programs (for Special Purpose Vouchers (e.g., HUDVASH, FUP, FYI, etc.), see also program specific guidance)	If the person removed was the only tenant who established eligible citizenship/immigration status, the remaining household member(s) must be given 30 calendar days from the date of the lease bifurcation to establish program eligibility or find alternative housing. For HUD-VASH, if the veteran is removed, the remaining family member(s) can keep receiving assistance or living in the assisted housing as applicable. If the veteran was the only tenant who established eligible citizenship/immigration status, the remaining household member(s) must be given 30 calendar days to establish program eligibility or find alternative housing.
Section 202/811 PRAC and SPRAC	The remaining household member(s) must be given 90 calendar days from the date of the lease bifurcation or until the lease expires, whichever is first, to establish program eligibility or find alternative housing.
Section 202/8	The remaining household member(s) must be given 90 calendar days from the date of the lease bifurcation or when the lease expires, whichever is first, to establish program eligibility or find alternative housing. If the person removed was the only tenant who established eligible citizenship/immigration status, the remaining household member(s) must be given 30 calendar days from the date of the lease bifurcation to establish program eligibility or find alternative housing.
Section 236 (including RAP); Project-based Section 8 and Mod Rehab/SRO	The remaining household member(s) must be given 30 calendar days from the date of the lease bifurcation to establish program eligibility or find alternative housing.
HOPWA	The remaining household member(s) must be given no less than 90 calendar days, and not more than one year, from the date ofthe lease bifurcation to establish program eligibility or find alternative housing. The date is set by the HOPWA Grantee or Project Sponsor

Are there any reasons that I can be evicted or lose assistance? VAWA does not prevent you from being evicted or losing assistance for a lease violation, program violation, or violation of other requirements that are not due to the VAWA violence/abuse committed against you or an affiliated person. However, a covered housing provider cannot be stricter with you than with other tenants, just because you or an affiliated person experienced VAWA abuse/violence. VAWA also will not prevent eviction, termination, or removal if other tenants or housing staff are shown to be in immediate, physical danger that could lead to serious bodily harm or death if you are not evicted or removed from assistance. **But only if no other action can be taken to reduce or eliminate the threat** should a covered housing provider evict you or end your assistance, if the VAWA abuse/violence happens to you or an affiliated person. A covered housing provider must provide a copy of the Notice of Occupancy Rights Under The Violence Against Women Act (Form HUD-5380) and the Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking (Form HUD-5382) when you receive an eviction or termination notice and prior to termination of tenancy.

What do I need to document that I am a victim of VAWA abuse/violence? If you ask for VAWA protection, the covered housing provider may request documentation showing that you (or a household member) are a victim. BUT the covered housing provider must make this request in writing and must give you at least 14 business days (weekends and holidays do not count) to respond, and you are free to choose any one of the following:

1. A self-certification form (for example, Form-HUD 5382), which the covered housing provider must give you along with this notice. Either you can fill out the form or someone else can complete it for you;
2. A statement from a victim/survivor service provider, attorney, mental health professional or medical professional who has helped you address incidents of VAWA violence/abuse. The professional must state "under penalty of perjury"that he/she/they believes that the incidents of VAWA violence/abuse are real and covered by VAWA. Both you and the professional must sign the statement;
3. A police, administrative, or court record (such as a protective order) that shows you (or a household member) were a victim of VAWA violence/abuse; **OR**
4. If allowed by your covered housing provider, any other statement or evidence provided by you.

It is your choice which documentation to provide and the covered housing provider must accept any one of the above as documentation. The covered housing provider is prohibited from seeking additional documentation of victim status or requiring more than one of these types of documentation, unless the covered housing provider receives conflicting information about the VAWA violence/abuse.

If you do not provide one of these types of documentation by the deadline, the covered housing provider does not have to provide the VAWA protections you requested. If the documentation received by the covered housing provider contains conflicting information about the VAWA violence/abuse, the covered housing provider may require you to provide additional documentation from the list above, but the covered housing provider must give you another 30 calendar days to do so.

Will my information be kept confidential? If you share information with a covered housing provider about why you need VAWA protections, the covered housing provider must keep the information you share strictly confidential. This information should be securely and separately kept from your other tenant files. No one who works for your covered housing provider will have access to this information, unless there is a reason that specifically calls for them to access this information, your covered housing provider explicitly authorizes their access for that reason, and that authorization is consistent with applicable law.

Your information **will not be disclosed** to anyone else or put in a database shared with anyone else, except in the following situations: 1. 2. 3. If you give the covered housing provider written permission to share the information for a limited time; If the covered housing provider needs to use that information in an eviction proceeding or hearing; or If other applicable law requires the covered housing provider to share the information.

How do other laws apply? VAWA does not limit the covered housing provider's duty to honor court orders about access to or control of the property, or civil protection orders issued to protect a victim of VAWA abuse/violence. Additionally, VAWA does not limit the covered housing provider's duty to comply with a court order with respect to the distribution or possession of property among household members during a family break up.
The covered housing provider must follow all applicable fair housing and civil rights requirements.

Can I request a reasonable accommodation? If you have a disability, your covered housing provider must provide reasonable accommodations to rules, policies, practices, or services that may be necessary to allow you to equally benefit from VAWA protections (for example, giving you more time to submit documents or assistance with filling out forms). You may request a reasonable accommodation at any time, even for the first time during an eviction. If a provider is denying a specific reasonable accommodation because it is not reasonable, your covered housing provider must first engage in the interactive process with you to identify possible alternative accommodations. To request reasonable accommodation, please contact [**the NNRHA 504 Reasonable Accommodations Coordinator**]. Your covered housing provider must also ensure effective communication with individuals with disabilities.

Have your protections under VAWA been denied? If you believe that the covered housing provider has violated these rights, you may seek help by contacting [HUD Richmond Field Office 600 East Broad Street 3rd Floor Richmond, Va 23219]. You can also find additional information on filing VAWA complaints at https://www.hud.gov/VAWA and https://www.hud.gov/program_offices/fair housing equal opp/VAWA. To file a VAWA complaint, visit https://www.hud.gov/fairhousing/fileacomplaint.

Need further help? • For additional information on VAWA and to find help in your area, visit https://www.hud.gov/vawa.
• To talk with a housing advocate, contact [**Transitions Family Violence Center at 757-723-7444 or Newport News Victim Services Unit at 757-926-7443**

Public reporting burden for this collection of information is estimated to range from 45 to 90 minutes per each covered housing provider's response, depending on the program. This includes time to print and distribute the form. Comments concerning the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 7th Street, SW, Washington, D.C. 20410. This notice is required for covered housing programs under section 41411 of VAWA and 24 CFR 5.2003. Covered housing providers must give this notice to applicants and tenants to inform them of the VAWA protections as specified in section 41411(d)(2). This is a model notice, and no information is being collected. A Federal agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid Office of Management and Budget control number.

Newport News Redevelopment and Housing Authority

Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking

Emergency Transfers

Safety of our tenants is an upmost concern of the Newport News Redevelopment and Housing Authority (NNRHA). Such concern extends to tenants who are victims of domestic violence, dating violence, sexual assault, or stalking. In accordance with the Violence Against Women Act (VAWA) NNRHA allows tenants who are victims of such violence to request an emergency transfer from the tenant's current unit to another unit. VAWA protections are not limited to women and are available regardless of age or actual or perceived sexual orientation, gender identity, sex or martial status. Victims cannot be discriminated against on the basis of any protected characteristic, including race, color, nation origin, religion, sex (including perceived or actual sexual orientation or gender identify), familial status, disability or age. HUD-assisted and HUD insured housing must also be made available to all otherwise eligible individuals and families regardless of age, or actual or perceived gender identity, sexual orientation or marital status. The ability to request a transfer is available regardless of sex, gender identity, or sexual orientation. The ability of NNRHA to honor such request for tenants currently receiving assistance, however, may depend upon a preliminary determination that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, and on whether NNRHA has another housing unit that is available and is safe to offer the tenant for temporary or more permanent occupancy.

This plan identifies tenants who are eligible for an emergency transfer, the documentation needed to request an emergency transfer, confidentiality protections, how an emergency transfer may occur, and guidance to tenants on safety and security. This plan is based on Federal regulations at 24 Code of Federal Regulations (CFR) part 5, subpart L, related program regulations, a model emergency transfer plan published by the U.S. Department of Housing and Urban Development (HUD), the Federal agency that oversees that the NNRHA **Public housing program, Housing Choice Voucher program** is in compliance with VAWA.

Definitions

External emergency transfer refers to an emergency relocation of a tenant to another unit where the tenant would be categorized as a new applicant; that is, the tenant must undergo an application process in order to reside in the new unit. [An HCV family moving from one unit to another unit

Internal emergency transfer refers to an emergency relocation of a tenant to another unit where the tenant would not be categorized as a new applicant; that is, the tenant may reside in the new unit without having to undergo an application process. Examples include: Transferring an assisted family from

one Public Housing unit to another available Public Housing unit. Transferring a family from an affordable housing unit to another available affordable housing unit in the NNRHA portfolio of properties.

Safe unit refers to a unit that the victim of VAWA violence/abuse believes is safe.

VAWA violence/abuse means an incident or incidents of domestic violence, dating violence, sexual assault, or stalking, as those terms are defined in 24 CFR 5.2003 and "Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking" (Form HUD-5382).

Eligibility for Emergency Transfers

A tenant may seek an emergency transfer to another unit if they or their household member is a victim of VAWA violence/abuse, as outlined in the "Notice of Occupancy Rights Under the Violence Against Women Act," Form HUD-5380. This emergency transfer plan provides further information on emergency transfers, and **NNRHA** must provide a copy if requested. **NNRHA** may ask for submission of a written request for an emergency transfer, such as form HUD-5383, to certify eligibility for the emergency transfer.

A Tenant is eligible for an emergency transfer if:
1. The tenant (or their household member) is a victim of VAWA violence/abuse;
2.The tenant expressly requests the emergency transfer; **AND**
3. EITHER
a. The tenant reasonably believes that there is a threat of imminent harm from further violence, including trauma, if they or (their household member) stays in the same dwelling unit; **OR**
b. If the tenant (or their household member) is a victim of sexual assault, either the tenant reasonably believes that there is a threat of imminent harm from further violence, including trauma, if the tenant (or their household member) were to stay in the unit, or the sexual assault occurred on the premises and the tenant requested an emergency transfer within 90 days (including holidays and weekend days) of when that assault occurred.

NNRHA, in response to an emergency transfer request, should not evaluate whether the tenant is in good standing as part of the assessment or provision of an emergency transfer. Whether or not a tenant is in good standing does not impact their ability to request an emergency transfer under VAWA.

Emergency Transfer Policies
NNRHA cannot guarantee that a transfer request will be approved or how long it will take to process a transfer request. NNRHA will, however, act as quickly as possible to move a tenant who is a victim of domestic violence, dating violence,

sexual assault, or stalking to another unit, subject to availability and safety of a unit. If a tenant reasonably believes a proposed transfer would not be safe, the tenant may request a transfer to a different unit. If a unit is available, the transferred tenant must agree to abide by the terms and conditions that govern occupancy in the unit to which the tenant has been transferred. NNRHA may be unable to transfer a tenant to a particular unit if the tenant has not or cannot establish eligibility for that unit.

If NNRHA has a unit available for transfer the transfer is considered an Administrative Transfer according to the NNRHA Transfer Policy.
The order in which families are transferred shall be hierarchic by category.
Any transfer under VAWA is a Priority 1 Transfer. These transfers are those problems of a life-threatening nature. Priority 1 Transfers are addressed first per the NNRHA Transfer policy.
Priority 1 is defined as Mandatory administrative transfers to resolve problems of life-threatening nature that are not related to building or unit conditions. Such conditions could involve crime, domestic violence, hate crimes, medical or disability issued, or other situations that put a resident's life in dander from something other than the condition of the building.

Internal transfers when a safe unit is immediately available:
NNRHA will, however, act as quickly as possible to move a tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking to another unit, subject to availability and safety of a unit. Tenants will be transferred without disclosing the victim's location.

Internal transfers when a safe unit is not immediately available:
If NNRHA has no safe and available units for which a tenant who needs an emergency is eligible, NNRHA will assist the tenant in identifying other housing providers who may have safe and available units to which the tenant could move. At the tenant's request, NNRHA will also assist tenants in contacting the local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking that are attached to this plan.

External transfers:
NNRHA will make referrals to community partners to assist families. Priority status will be given to families to facilitate the needed transfer.
NNRHA partners with the Commonwealth Attorney's office and a specified number of Housing Choice Vouchers a year have been reserved for qualified applicants that are referred to NNRHA for assistance.

The NNRHA may permit a family to move and still keep their rental assistance., even if their current lease has not yet expired. The NNRHA may require that the family is current on their rent or other obligations in the Housing Choice Voucher program. The NNRHA may ask a family to provide proof that they are moving because of incidences of abuse and fill out the proper certification form. All

information provided regarding domestic violence, dating violence or stalking must be retained in confidence.
VAWA provisions do not supersede eligibility or other occupancy requirements that may apply under a covered housing program. **NNRHA** may be unable to transfer a tenant to a particular unit if the tenant cannot establish eligibility for that unit.

Emergency Transfer Request Documentation
To request an emergency transfer, the tenant shall notify NNRHA's management office and submit a written request for a transfer to **another public housing community with an available unit or an HCV program participant contact their assigned case coordinator.**

If **NNRHA** does not already have documentation of the occurrence of domestic violence, dating violence, sexual assault, or stalking, **NNRHA** may ask for this documentation in accordance with 24 CFR 5.2007. Unless **NNRHA** receives documentation that contains conflicting information, as described in 24 CFR 5.2007(b)(2), **NNRHA** cannot require third-party documentation to determine status as a VAWA victim for emergency transfer eligibility. **NNRHA** will provide reasonable accommodations to this policy for individuals with disabilities.

The tenant's written request for an emergency transfer should include either:
1. A statement expressing that the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant were to remain in the same dwelling unit assisted under NNRHA's program; or

2. In the case of a tenant (or household member) who is a victim of sexual assault, **either** a statement that the tenant reasonably believes there is a threat of imminent harm from further violence or trauma if the tenant (or household member stays in the same dwelling unit), **or** a statement that the tenant was a sexual assault victim and that the sexual assault occurred on the premises during the 90-calendar-day period (including holidays and weekend days) of when the assault occurred preceding the tenant's request for an emergency transfer.

Form HUD-5383 may be used for making a written request for an emergency transfer.

The tenant has at least 14 business days to provide the requested documentation of VAWA victim status.

Confidentiality
The NNRHA will keep confidential any information that the tenant submits in requesting an emergency transfer, and information about the emergency transfer, unless the tenant gives NNRHA written permission to release the information on a time limited basis, or disclosure of the information is required by

law or required for use in an eviction proceeding or hearing regarding termination of assistance from the covered program. This includes keeping confidential the new location of the dwelling unit of the tenant, if one is provided, from the person(s) that committed an act(s) of domestic violence, dating violence, sexual assault, or stalking against the tenant. See the Notice of Occupancy Rights under the Violence Against Women Act for all tenants for more information about NNRHA's responsibility to maintain the confidentiality of information related to incidents of domestic violence, dating violence, sexual assault, or stalking.

Priority for Transfers
Tenants who qualify for an emergency transfer under VAWA will be given the following priority over other categories of tenants seeking transfers and individuals seeking placement on waiting lists. Emergency Transfers under VAWA are Priority 1.

Confidentiality
If a tenant inquires about or requests any VAWA protections or represents that they or a household member is a victim of VAWA violence/abuse entitled to VAWA protections, **NNRHA** must keep any information they provide concerning the VAWA violence/abuse, their request for an emergency transfer, and their or a household member's status as a victim strictly confidential. This information should be securely and separately kept from tenant files. All the information provided by or on behalf of the tenant to support an emergency transfer request, including information on the Certification Form (HUD-5382) and the Emergency Transfer Request Form (HUD-5383) (collectively referred to as "Confidential Information") may only be accessed by **NNRHA** employees or contractors if explicitly authorized by **NNRHA** for reasons that specifically call for those individuals to have access to that information under applicable Federal, State, or local law.
Confidential information must not be entered into any shared database or disclosed to any other entity or individual, except if:
1. Written permission by the victim in a time-limited release;
2. Required for use in an eviction proceeding or hearing regarding termination of assistance; or
3. Otherwise required by applicable law.

In addition, HUD's VAWA regulations require emergency transfer plans to provide strict confidentiality measures to ensure that the location of the victim's dwelling unit is never disclosed to a person who committed or threatened to commit the VAWA violence/abuse.

Emergency Transfer Procedure
NNRHA cannot specify how long it will take from the time a transfer request is approved until the tenant can be placed in a new, safe unit. **NNRHA** will, however, act as quickly as possible to assist a tenant who qualifies for an emergency transfer. If **NNRHA** identifies an available unit and the tenant believes

that unit would not be safe, the tenant may request a transfer to a different unit. **NNRHA** may be unable to transfer a tenant and their household to a particular unit if the tenant and their household have not established or cannot establish eligibility for that unit.
If **NNRHA** does not have any safe and available units for which the tenant is eligible, **NNRHA** will assist the tenant in identifying other covered housing providers who may have safe and available units to which the tenant could move. At the tenant's request, **NNRHA** will also assist the tenant in contacting the local organizations offering assistance to victims of VAWA violence/abuse that are included in this plan. Please see the following page for organizations that offer assistance.

Making the Emergency Transfer Plan Available
The NNRHA Emergency Transfer Plan will be available at all Public Housing Rental Offices, Affordable Housing Property Rental Offices and the P&AH Office upon request and when feasible, publicly available.

Safety and Security of Tenants
When **NNRHA** receives any inquiry or request regarding an emergency transfer, **NNRHA** will encourage the person making the inquiry or request to take all reasonable precautions to be safe, including seeking guidance and assistance from a victim service provider. However, tenants are not required to receive guidance or assistance from a victim service provider. Pending processing of the transfer and the actual transfer, and how a transfer may occur, the tenant is urged to take all reasonable precautions to be safe.

For additional information on VAWA and to find help in your area, visit https://www.hud.gov/vawa.

Tenants who are or have been victims of domestic violence are encouraged to contact the National Domestic Violence Hotline at 1-800-799-7233, or a local domestic violence shelter, for assistance in creating a safety plan. For persons with hearing impairments, that hotline can be accessed by calling 1-800-787-3224 (TTY).

Tenants who have been victims of sexual assault may call the Rape, Abuse & Incest National Network's National Sexual Assault Hotline at 800-656-HOPE, or visit the online hotline at https://ohl.rainn.org/online/.

Tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at https://www.victimsofcrime.org/our-programs/stalking-resource-center.

Local organizations which offer assistance to victims of domestic violence, dating violence, sexual assault, or stalking:

1. Transitions Family Violence Center-
P.O. Box 561 Hampton, VA 23669
Hotline: (757) 723-7774
TTY/TDD: 723-6862
Main Office: (757) 722-2261
www.transitionsfvs.org

2. Newport News Victim Services Unit
2501 Washington Avenue 6th Floor
Newport News, VA 23607
(757) 926-7443

EQUAL HOUSING OPPORTUNITY

CERTIFICATION OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING

Confidentiality Note: Any personal information you share in this form will be maintained by your covered housing provider according to the confidentiality provisions below.

Purpose of Form: If you are a tenant of or applicant for housing assisted under a covered housing program, or if you are applying for or receiving transitional housing or rental assistance under a covered housing program, and ask for protection under the Violence Against Women Act ("VAWA"), you may use this form to comply with a covered housing provider's request for written documentation of your status as a "victim". This form is accompanied by a "Notice of Occupancy Rights Under the Violence Against Women Act," Form HUD-5380.

VAWA protects individuals and families regardless of a victim's age or actual or perceived sexual orientation, gender identity, sex, or marital status.

You are not expected and cannot be asked or required to claim, document, or prove victim status or VAWA violence/abuse other than as stated in "Notice of Occupancy Rights Under the Violence Against Women Act," Form HUD-5380.

This form is **one of your available options** for responding to a covered housing provider's written request for documentation of victim status or the incident(s) of VAWA violence/abuse. If you choose, you may submit one of the types of third-party documentation described in Form HUD-5380, in the section titled, "What do I need to document that I am a victim?". Your covered housing provider must give you at least 14 business days (weekends and holidays do not count) to respond to their written request for this documentation.

Will my information be kept confidential? Whenever you ask for or about VAWA protections, your covered housing provider must keep any information you provide about the VAWA violence/abuse or the fact you (or a household member) are a victim, including the information on this form, strictly confidential. This information should be securely and separately kept from your other tenant files. This information can only be accessed by an employee/agent of your covered housing provider if (1) access is required for a specific reason, (2) your covered housing provider explicitly authorizes that person's access for that reason, **and** (3) the authorization complies with applicable law. This information will not be given to anyone else or put in a database shared with anyone else, unless your covered housing provider (1) gets your written permission to do so for a limited time, (2) is required to do so as part of an eviction or termination hearing, or (3) is required to do so by law.

In addition, your covered housing provider must keep your address strictly confidential to ensure that it is not disclosed to a person who committed or threatened to commit VAWA violence/abuse against you (or a household member).

What if I require this information in a language other than English? To read this in Spanish or another language, please contact The NNRHA property manager where your residence is located or the Occupancy Manager [; FOR HOPWA PROVIDERS - N/A N/A N/A You can read translated VAWA forms at or go to https://www.hud.gov/program_offices/administration/hudclips/forms/hud5a#4. If you speak or read in a language other than English, your covered housing provider must give you language assistance regarding your VAWA protections (for example, oral interpretation and/or written translation).

Can I request a reasonable accommodation? If you have a disability, your covered housing provider must provide reasonable accommodations to rules, policies, practices, or services that may be necessary to allow you to equally benefit from VAWA protections (for example, giving you more time to submit documents or assistance with filling out forms). You may request a reasonable accommodation at any time, even for the first time during an eviction. If a provider is denying a specific reasonable accommodation because it is not reasonable, your Page 1 of 3 Form HUD-5382 covered housing provider must first engage in the interactive process with you to identify possible alternative accommodations. Your covered housing provider must also ensure effective communication with individuals with disabilities.

Need further help? For additional information on VAWA and to find help in your area, visit https://www.hud.gov/vawa. To speak with a housing advocate, contact Transitions Family Violence Center at 757-723-7774 or Newport News Victim Services Unit at 757-926-7443.

TO BE COMPLETED BY OR ON BEHALF OF THE VICTIM OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING

1. Name(s) of victim(s):_____

2. Your name (if different from victim's): _____

3. Name(s) of other member(s) of the household: _____

_____

4. Name of the perpetrator (if known and can be safely disclosed):

5. **What is the safest and most secure way to contact you? (You may choose more than one.)**

If any contact information changes or is no longer a safe contact method, notify your covered housing provider.

Phone☐ Phone Number:_____

Safe to receive a voicemail: Yes☐ No☐

E-mail☐ E-mail Address: _____
Safe to receive an email: ☐ Yes No☐
Mail ☐ Mailing Address:_____

Safe to receive mail from your housing provider: ☐ Yes No☐

Other Please List: _____

6. Anything else your housing provider should know to safely communicate with you? _____
_____
_____

Applicable definitions of domestic violence, dating violence, sexual assault, or stalking: *Domestic violence* includes felony or misdemeanor crimes of violence committed by a current or former spouse or intimate partner of the victim, by a person with whom the victim shares a child in common, by a person who lives with or has lived with the victim as a spouse or intimate partner, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

Spouse or intimate partner of the victim includes a person who is or has been in a social relationship of a romantic or intimate nature with the victim, as determined by the length of the relationship, the type of the relationship, and the frequency of interaction between the persons involved in the relationship.

Dating violence means violence committed by a person:

(1) Who is or has been in a social relationship of a romantic or intimate nature with the victim; **and**

(2) Where the existence of such a relationship shall be determined based on a consideration of the following factors: (i) The length of the relationship; (ii) The type of relationship; and (iii) The frequency of interaction between the persons involved in the relationship.

Sexual assault means any nonconsensual sexual act proscribed by Federal, tribal, or State law, including when the victim lacks capacity to consent.

Stalking means engaging in a course of conduct directed at a specific person that would cause a reasonable person to:
(1) Fear for the person's individual safety or the safety of others **or**

(2) Suffer substantial emotional distress.

Certification of Applicant or Tenant: By signing below, I am certifying that the information provided on this form is true and correct to the best of my knowledge and recollection, and that one or more members of my household is or has been a victim of domestic violence, dating violence, sexual assault, or stalking as described in the applicable definitions above.

Signature Date

Public Reporting Burden for this collection of information is estimated to average 20 minutes per response. This includes the time for collecting, reviewing, and reporting. Comments concerning the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, QDAM, Department of Housing and Urban Development,451 7th Street,SW, Washington, DC 20410. Housing providers in programs covered by VAWA may request certification that the applicant or tenant is a victim of VAWA violence/abuse. A Federal agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid Office of Management and Budget control number.

EMERGENCY TRANSFER REQUEST FOR VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING

Confidentiality Note: Any personal information you share in this form will be maintained by your covered housing provider according to the confidentiality provisions below.

Purpose of Form: If you are a tenant of housing assisted under a covered housing program, or if you are receiving transitional housing or rental assistance under a covered housing program, you may use this form to request an emergency transfer and certify that you qualify for an emergency transfer under the Violence Against Women Act ("VAWA"). This form refers to domestic violence, dating violence, sexual assault, or stalking as "VAWA violence/abuse."

VAWA protects individuals and families regardless of a victim's age or actual or perceived sexual orientation, gender identity, sex, or marital status.

You may request an emergency transfer when:

1. You (or a household member) are a victim of VAWA violence/abuse;
2. You expressly request the emergency transfer; **AND**
3. **EITHER**
   a. you reasonably believe that there is a threat of imminent harm from further violence, including trauma, if you (or a household member) stay in the same dwelling unit; **or**
   b. if you (or a household member) are a victim of sexual assault, either you reasonably believe there is a threat of imminent harm from further violence, including trauma, if you (or a household member) stay in the unit, or the sexual assault occurred on the premises and you request an emergency transfer within 90 days (including holidays and weekend days) of when that assault occurred.

A covered housing provider, in response to an emergency transfer request, should not evaluate whether you are in good standing as part of the assessment or provision of an emergency transfer. Whether or not you are in good standing does not impact your ability to request an emergency transfer under VAWA.

However, submitting this form does not necessarily mean that you will receive an emergency transfer. See your covered housing provider's VAWA Emergency Transfer Plan for more information about VAWA emergency transfers and see "Notice of Occupancy Rights Under the Violence Against Women Act," Form HUD-5380, for additional housing rights you may be entitled to.

Am I required to submit any documentation to my covered housing provider? Your covered housing provider may request documentation proving that you, or a household member, are a victim of VAWA violence/abuse, in addition to completing this emergency transfer request form. The request can be met by completing and submitting the VAWA Self-certification Form (Form HUD-5382), unless the covered housing provider receives conflicting information about the VAWA violence/abuse. If you have third-party documentation that demonstrates why you are eligible for an emergency transfer, you may, instead, choose to submit that documentation to your covered housing provider. See "Notice of Occupancy Rights Under the Violence Against Women Act," Form HUD-5380, for more information.

Will my information be kept confidential? Whenever you ask for or about VAWA protections, your covered housing provider must keep any information you provide about the VAWA violence/abuse or the fact you (or a household member) are a victim, including the information on this form, strictly confidential. This information should be securely and separately kept from your other tenant files. This information can only be accessed by an employee/agent of your covered housing provider if (1) access is required for a specific reason, (2) your covered housing provider explicitly authorizes that person's access for that reason, **and** (3) the authorization complies with applicable law. This information will not be given to anyone else or put in a database shared with anyone else, unless your covered housing provider (1) gets your written permission to do so for a limited time, (2) is required to do so as part of an eviction or termination hearing, **or** (3) is required to do so by law.

In addition, your covered housing provider must keep your address strictly confidential to ensure that it is not disclosed to a person who committed or threatened to commit VAWA violence/abuse against you (or a household member).

What if I need this information in a language other than English? To read this in Spanish or another language, please contact the NNRHA Property Manager where your residence is located or the Occupancy Manager ; FOR HOPWA PROVIDERS – N/A N/A N/A========== or go to N/A========== . You can read translated VAWA forms at https://www.hud.gov/program_offices/administration/hudclips/forms/hud5a#4. If you speak or read in a language other than English, your covered housing provider must give you language assistance regarding your VAWA protections (for example, oral interpretation and/or written translation).

Can I request a reasonable accommodation? If you have a disability, your covered housing provider must provide reasonable accommodations to rules, policies, practices, or services that may be necessary to allow you to equally benefit from VAWA protections (for example, giving you more time to submit documents or assistance with filling out forms). You may request a reasonable accommodation at any time, even for the first time during an eviction. If a provider is denying a specific reasonable accommodation because it is not reasonable, your covered housing provider must first engage in the interactive process with you to identify possible alternative accommodations. Your covered housing provider must also ensure effective communication with individuals with disabilities.

Need further help? For additional information on VAWA and to find help in your area, visit https://www.hud.gov/vawa. To speak with a housing advocate, contact Transitions Family Violence Center at 757-723-7444 or Newport News Victim Services Unit at 757-926-7443

TO BE COMPLETED BY OR ON BEHALF OF THE TENANT REQUESTING AN EMERGENCY TRANSFER

1. **Name(s) of victim(s):** _____
2. **Your name** (*if different from victim's*): _____
3. **Name(s) of other household member(s):** _____
   _____
4. **Name(s) of other household member(s) who would transfer with the victim:** _____
   _____
5. **Name of the perpetrator** (*if known and can be safely disclosed*): _____
6. **Address of location from which the victim seeks to transfer:** _____
   _____
7. **Current Unit Size (# of bedrooms):** _____
8. **What is the safest and most secure way to contact you? (You may choose more than one.)**
   If any contact information changes or is no longer a safe contact method, notify your covered housing provider.

   ☐ Phone Phone Number: _____
   Safe to receive a voicemail: ☐ Yes ☐ No

   ☐ E-mail E-mail Address: _____
   Safe to receive an email: ☐ Yes ☐ No

   ☐ Mail Mailing Address: _____
   Safe to receive mail from your housing provider: ☐ Yes ☐ No

   ☐ Other Please List: _____

9. **Anything else your housing provider should know to safely communicate with you?**

_____

_____

_____

10. **What features are requested for a safe unit?** You may list here any information that would facilitate a suitable transfer, such as accessibility needs, and a description of where it is safe or unsafe for you to live.

(*Please note that the ability to provide an emergency transfer is based on unit availability.*)

☐ New Neighborhood ☐ New Building

☐ First Floor unit ☐ Second Floor unit (and above)

☐ Near an Exit ☐ Well-lit hallways/walkways

☐ 24-hour Security ☐ Accessible unit

☐ Other: _____

_____

11. To approve your request for an emergency transfer, your covered housing provider may require that you provide written documentation that you (or a household member) are a victim of VAWA violence/abuse. Your covered housing provider must make this request for documentation in writing. You can choose to submit **any one** of the following types of documentation:

- Form HUD-5382 *Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, and Alternate Documentation*, which asks your name and the perpetrator's name (if known and safe to provide);
- A document signed by a victim service provider, attorney, mental health professional, or medical professional who has helped you address the VAWA violence/abuse. The professional must state "under penalty of perjury" that he/she/they believe in the occurrence of the incident of VAWA violence/abuse and that it is covered by VAWA. Both you and the professional must sign the statement;
- A police, administrative, or court record (such as a protective order) that shows you (or a household member) are a victim of VAWA violence/abuse; OR
- If permitted by your covered housing provider, a statement or other evidence provided by you.

Certification of Tenant: By signing below, I am certifying that the information provided on this form is true and correct to the best of my knowledge and recollection, and that I meet the conditions described on this form to qualify for an emergency transfer.

Signature_____ **Date** _____

Public reporting burden for this collection of information is estimated to average 20 minutes per response. This includes the time for collecting, reviewing, and reporting. Comments concerning the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 7th Street, SW, Washington, DC 20410. Covered housing providers in programs covered by VAWA may ask for a written request for an emergency transfer for a tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking. Housing providers may distribute this form to tenants and tenants may use it to request an emergency transfer. The information is subject to the confidentiality requirements of VAWA. A Federal agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid Office of Management and Budget control number.

REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

October 2025

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

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PUBLIC AND ASSISTED HOUSING
OCCUPANCY REPORT

Total Waiting List Applications	
Public Housing	451
Approved/Eligible	76
Pending	375
Housing Choice Voucher	4335
Approved/Eligible	82
Pending	4253

The pending application numbers for the Public Housing Program (451) and the Housing Choice Voucher Program (4335) present the total number of applications being processed for eligibility for housing assistance. Some of these families will be determined ineligible based on income, landlord references or criminal activity. Therefore, these numbers will fluctuate each month.

New Applicants Housed	
Public Housing Program	4
Housing Choice Voucher	28
Mod-Rehab (SRO)	4
Total	**36**
Occupancy Statistics:	
Public Housing Program	93%
Housing Choice Voucher Program	83%
Mod-Rehab Program (Warwick SRO)	97%
Mod-Rehab (Warwick SRO)	85
Avg. # Leasing Days (PH)	49
Avg. Rent for Move-Ins (PH)	$424
New Mod-Rehab (SRO) participants	$316
Total Public Housing	799
Housing Choice Vouchers	2,984
Lease Rate – **September 2025**	83%

Average Family Rent Contribution for Move-ins Last Month:	
Public Housing	$424
Housing Choice Voucher	$219
Warwick SRO	$316
Cumulative Percentage of Section 8 Budget Authority Utilized September 2025	92.0%

HOMEOWNERSHIP PROGRAM

Since the Inception of the Program 200 Housing Choice Voucher and Public Housing clients have completed their goal of homeownership as follows:

FSS		
Program	**Number of Families**	**Total Cost of Homes Purchased**
HCV Families	70	$6,946,738
PH Families	56	$5,852,540
HCV-V Home-ownership	74	$12,629,488

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

HCV-V numbers reflect current program participants.

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

Property	Occupancy Rate	Approved/Eligible	Pending	Total
Orcutt Townhomes I (Lease Up)	100%	1	356	357
Orcutt Townhomes III	97%	1	0	1
Cypress Terrace	82%	0	0	0
Oyster Point/Brighton	90%	6	79	85
Great Oak	99%	279	172	451
Lofts on Jefferson	93%	1	0	1
Jefferson Brookville	86%	3	24	27
Lassiter Courts	87%	6	203	209
Spratley	94%	0	38	38

FAMILY SELF-SUFFICIENCY (FSS)

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

Participants	**Public Housing**	**Housing Choice Voucher**	**TOTAL**
Total number in FSS Program	44	90	**134**
Employed	28	62	**90**
Currently not working	12	20	**32**
Attending Virginia Peninsula Comm. College	0	2	**2**
Attending Christopher Newport Univ.	0	0	**0**
Enrolled in NNRHA Computer Training/GED	1	0	**0**
Enrolled in other Training Programs	1	2	**3**
Employed and going to school	3	4	**7**
Total Number of participants with escrow accounts	22	45	**67**

COMMUNITY RESOURCES

Back-In-School

The Marshall Courts Community Resource Center hosted a "Back-in-School" event on September 9-10, 2025. This event was designed to support public housing families by ensuring students had the necessary resources to start the school year with confidence and preparedness. Thanks to the generous support of NNRHA's community partners, the agency was able to provide:

- Free haircuts, generously donated by Mac's Barber College
- School supplies for students of all ages
- Hot dogs, cookies, and drinks for all attendees

Additionally, families received valuable information about key support programs, including the Self-Sufficiency Program, Scholarship Program and Family Investment Center Program.

The event was successfully held across two locations, Marshall Courts and Aqueduct, with a combined total of 96 residents in attendance.

NNRHA is deeply grateful to Mac's Barber College for their time and services, and to everyone who contributed to making this event a success. Together, the agency helped create a positive start to the school year for our families and students.



Flu Vaccine Clinics

NNRHA's Community Resources partnered with Peninsula Agency on Aging and Southeastern Va. Health Systems to offer convenient flu vaccine clinics for seniors and staff. On September 24, 18 vaccines were administered at Spratley House and Ashe Manor. Additional clinics are scheduled for Great Oak Apartments on October 9 and Pinecroft Apartments on October 15.





InnovAge PACE Paints

Tiffany Andrews-Franklin from InnovAge PACE hosted paint parties at Spratley House, Great Oak Apartments, and Ashe Manor in September. Attendees learned about the PACE program, socialized, enjoyed refreshments, and painted rooster-themed art.



Luau at Pinecroft Apartments

Kings & Queens Social Club hosted a tropical-themed evening with food, music, and dancing.

Jencare

Bingo at Spratley House at Ashe Manor.

Serve the City (STC)

STC volunteers had their monthly visits at Spratley House and Ashe Manor. They played games and enjoyed refreshments.

FINANCE

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

CY Housing Choice 2025 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	$ 366,362	Final - 100%

HCV Units	2507
VASH units	54
CNI tenant protection	247
Marshall tenant protection	88
Warwick SRO - RAD2	88
Baseline HCV count	2984
Mainstream Vouchers	141
Emergency Housing Vouchers	30
Total Vouchers	3155

Month		# of Vouchers Utilized	Lease Rate	HAP Payments to Landlords	Avg HAP	Monthly +/- Dollar Utilization	Monthly Amount of Funding Utilized	Year to Date Amount of Funding Utilized	Funding From HUD	Fraud Recovery	Other Sources Of Funds	NNRHA Held Reserve Balance	HUD Held Reserve Balance
												(1,207,983.00)	3,846,645.00
January	HCV	2523	84.6%	$ 2,425,539.00	$ 961.37	$ 181,935.00	108.1%	108.1%	$ 2,243,604.00			$ (1,389,918.00)	3,941,199.50
	MS	127	90.1%	$ 114,128.00	$ 898.65	$ 14,956.00	115.1%	115.1%	$ 99,172.00			(127,965.00)	(7,776.50)
	EHV	28	93.3%	$ 27,159.00	$ 969.96	$ 6,266.00	130.0%	130.0%	$ 20,893.00			30,323.00	89,226.17
February	HCV	2536	85.0%	$ 2,477,626.00	$ 976.98	$ 148,387.00	106.4%	107.2%	$ 2,329,239.00			$ (1,538,305.00)	3,934,404.00
	MS	128	90.8%	$ 108,725.00	$ 849.41	$ 9,553.00	109.6%	112.4%	$ 99,172.00			$ (137,518.00)	(11,375.50)
	EHV	28	93.3%	$ 25,836.00	$ 922.71	$ 3,853.00	117.5%	123.6%	$ 21,983.00			$ 26,470.00	97,248.84
March	HCV	2539	85.1%	$ 2,463,281.00	$ 970.18	$ 141,451.00	106.1%	106.8%	$ 2,321,830.00			$ (1,679,756.00)	3,891,111.40
	MS	128	90.8%	$ 106,356.00	$ 830.91	$ 4,459.00	104.4%	109.6%	$ 101,897.00			$ (141,977.00)	(17,699.50)
	EHV	28	93.3%	$ 26,072.00	$ 931.14	$ 21,642.00	588.5%	167.1%	$ 4,430.00			$ 4,828.00	122,824.50
April	HCV	2555	85.6%	$ 2,316,747.00	$ 906.75	$ (2,902.00)	99.9%	105.1%	$ 2,319,649.00			$ (1,676,854.00)	3,834,297.90
	MS	127	90.1%	$ 102,127.00	$ 804.15	$ 230.00	100.2%	107.3%	$ 101,897.00			$ (142,207.00)	(24,023.50)
	EHV	28	93.3%	$ 26,522.00	$ 947.21	$ (6,986.00)	79.2%	130.7%	$ 33,508.00			$ 11,814.00	119,323.50
May	HCV	2557	85.7%	$ 2,422,533.00	$ 947.41	$ 88,856.00	103.8%	104.8%	$ 2,333,677.00			$ (1,765,710.00)	3,778,924.00
	MS	126	89.4%	$ 99,847.00	$ 792.44	$ (11,779.00)	89.4%	103.4%	$ 111,626.00			$ (130,428.00)	48,711.50
	EHV	28	93.3%	$ 26,492.00	$ 946.14	$ (11,716.00)	69.3%	111.0%	$ 38,208.00			$ 23,530.00	111,907.58
June	HCV	2537	85.0%	$ 2,368,333.00	$ 933.52	$ 8,826.00	100.4%	104.1%	$ 2,359,507.00			$ (1,774,536.00)	3,910,204.75
	MS	123	87.2%	$ 102,034.00	$ 829.54	$ (8,866.00)	92.0%	101.4%	$ 110,900.00			$ (121,562.00)	40,940.50
	EHV	28	93.3%	$ 34,276.00	$ 1,224.14	$ 17,504.00	204.4%	122.5%	$ 16,772.00			$ 6,026.00	125,927.66
July	HCV	2517	84.3%	$ 2,304,553.00	$ 915.60	$ (1,359,093.00)	62.9%	95.5%	$3,663,646.00	$ 1,570.50	$ 1,570.50	$ (413,872.50)	2,737,346.50
	MS	124	87.9%	$ 105,082.00	$ 847.44	$ 912.00	100.9%	101.3%	$104,170.00			$ (122,474.00)	39,899.50
	EHV	28	93.3%	$ 25,259.00	$ 902.11	$ 4,734.00	123.1%	122.6%	$ 20,525.00			$ 1,292.00	136,194.75
August	HCV	2484	83.2%	$ 2,375,620.00	$ 956.37	$ 9,348.00	100.4%	96.1%	$2,366,272.00			$ (423,220.50)	2,861,862.25
	MS	122	86.5%	$ 107,487.00	$ 881.04	$ 5,450.00	105.3%	101.8%	$102,037.00			$ (127,924.00)	40,991.50
	EHV	26	86.7%	$ 24,455.00	$ 940.58	$ (3,085.00)	88.8%	117.5%	$ 27,540.00			$ 4,377.00	139,446.83
September	HCV	2491	83.5%	$ 2,316,584.00	$ 929.98	$ (201,557.00)	92.0%	95.6%	$2,518,141.00			$ (221,663.50)	2,834,509.00
	MS	122	86.5%	$ 106,244.00	$ 870.85	$ 4,207.00	104.1%	102.0%	$102,037.00			$ (132,131.00)	42,083.50
	EHV	26	86.7%	$ 23,955.00	$ 921.35	$ (2,417.00)	90.8%	114.2%	$ 26,372.00			$ 6,794.00	143,866.91
				$ 22,662,872.00					$23,598,704.00	$ 1,570.50	$ 1,570.50		

ADMINISTRATIVE SERVICES

ADMINISTRATIVE SERVICES

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

Cellular Phone Service
We have been informed that some of our phone lines with one of our vendors (Verizon) currently operating on traditional copper cables will be discontinued by the provider. The transition to updated fiber-optic connections at no additional cost to the agency has begun. During this update, it was discovered that there were a few lines not in use, located in buildings that have been since torn down, and they were able to be disconnected thus producing savings for the company. This change will ensure continued service without interruption, while also providing more reliable and modern infrastructure to support our communication needs.

Social Media
The Administrative Services Department is currently updating and enhancing the agency's social media platforms to strengthen communication and community engagement. These improvements will allow us to share timely information, highlight programs and services, and promote upcoming activities and initiatives. By leveraging social media more effectively, the department aims to increase visibility, connect with a broader audience, and ensure the community remains informed and engaged with the work of the Authority. We are also actively researching grant funding opportunities to support an upgrade of the agency's website. The goal of this project is to create a more user-friendly, accessible, and up-to-date platform that will improve communication with residents, partners, and the broader community. A modernized website will enhance transparency, streamline access to resources, and better showcase the Authority's programs and initiatives.

Staff Safety and Preparedness
In our continued commitment to staff safety and preparedness, the Authority is researching available funding sources to purchase additional AED's and offer First Aid and CPR training in the near future. This training will equip employees with essential skills to respond effectively in emergency situations and further strengthen our workplace safety efforts. Ensuring the well-being of our staff remains a top priority, and this initiative reflects our proactive approach to maintaining a safe and supportive work environment.

COMMUNITY DEVELOPMENT

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The Consolidated Annual Performance and Evaluation Report (CAPER) will be completed in October, 2025 and submitted through HUD's Integrated Disbursement and Information System (IDIS) system. Prior to submission, a 15-day Public Review and Comment Period will be held. During this period, hard copies of the draft report are made available at community centers, libraries, and public housing sites across the City. An electronic version will be accessible on both the NNRHA website and the City of Newport News Development webpage.

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

The SPARC program provides eligible purchasers utilizing a Virginia Housing loan product with a 1% reduction in their mortgage interest rate. Through the availability of SPARC funding, NNRHA is able to broaden its capacity to deliver Down Payment Assistance to qualified applicants. SPARC allocations are approved on an annual basis, with the current program year extending from July 1, 2025 through June 30, 2026. As of this reporting period, NNRHA has expended $566,526 of the total $4,000,000 allocation in support of homeownership opportunities for residents of Newport News.

Redevelopment & Homeownership

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

Down Payment Assistance (DPA) Fiscal Year: July 1, 2025 – June 30, 2026					
(Completed)	Denied	Pending Additional Documentation	Current Month (Completed)	Underwriting in Process	Withdrew
1	1	0	1	4	0

New DPA Applications September 2025	Total DPA Applications Received for July 1, 2025 – June 30, 2026
4	12

Total Housing Rehabilitation Activity for September 2025	
Residential Repair Program	**Cases**
Projects Completed	4
Projects in Underwriting	13
Projects Pending Approval	2
Projects Ongoing	3
Projects Ineligible	0
Total	**22**

New Housing Rehabilitation Applications for September 1, 2025- September 30, 2025	Total New Housing Rehabilitation Applications Received for January 1, 2025 - December 31, 2025
3	25

Total Housing Rehabilitation Activity for Calendar Year January 1, 2025 – December 31, 2025	
Projects Completed	13
Projects Ineligible	9
Total	**22**

Marshall-Ridley Residential Facade Program

The Marshall-Ridley Residential Façade Program has completed its first round of activity, with 113 applications submitted for review. Of these, 92 properties were inspected, 78 underwent a codes review, and 76 projects were successfully completed. Thirty-seven applications were deemed ineligible. The second round, which began on July 21, 2025, includes 50 applicants, with 27 currently under administrative review, 18 undergoing finance review, 12 inspected, and 11 in codes review. Three contracts are pending, and 11 applications have been determined ineligible.

Marshall-Ridley Residential Facade Program Activity Tracker

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

CAPITAL ACTIVITY

Marshall Courts – Phase VII Demolition of 88 Units

Asbestos abatement has been completed and demolition is underway. The project is progressing well with several buildings demolished between 34th and 35th Streets. The project is anticipated to be completed in seven months.

Orcutt Townhomes I

NNRHA is finalizing legal documents in preparation for the Orcutt Townhomes RAD closing. Klien Hornig attorneys are preparing for closing later this month.

Aqueduct Apartments

DJG Architects and NNRHA staff are developing plans and specifications for comprehensive phased renovations for Aqueduct Apartments. The anticipated budget, timeline and scope of work are being evaluated.

Marshall Courts Apartments Phase II

Phase II of the Marshall Courts exterior renovation project is anticipated to begin in several months. NNRHA staff has prepared an in-house cost estimate and is preparing the bid package for contractor solicitation.

Southeastern Family Project (2351 Terminal Ave.)

The Southeastern Family Project building renovation has been completed. The building was turned over to the Hampton–Newport News Community Services Board on September 18, 2025.

Ashe Manor

The Ashe Manor kitchen renovation project was completed on September 26, 2025. A proposal for a new hot water tank to service the building has been accepted.

Pinecroft Apartments

A scope of work is being prepared for needed improvements at Pinecroft apartments.
An in-house write up and contractor solicitation are the next steps to be completed.

Roof Projects

A thorough evaluation of the roof systems at Ashe Manor, Lassiter Courts maintenance building, Wilbern office building, and Pinecroft apartments. has been provided by RBA Architects. The creation of a bid backage is currently underway for these projects.

CHOICE NEIGHBORHOOD INITIATIVE (CNI)

CHOICE NEIGHBORHOOD INITIATIVE (CNI)

Lift and Rise on Jefferson

The 2700 building currently has two (2) vacancies. The two recent vacancies—one PBV and one market-rate—have been rented and are awaiting compliance approval. The 2800 building currently has eight (8) vacancies (four PBV, two Tax Credit, and two market-rate). All PBV referrals have been approved by compliance, and the units are currently being prepared for occupancy.

Personnel Update:
Gretal Garcia has joined Lift and Rise as the new Assistant Property Manager. A new Maintenance Supervisor is expected to start at the end of the month.

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

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

Leasing updates:

As of September 2025, Legacy Landing has a total of 87 units occupied across Phase III-R and Phase IV-R. Phase III-R, with 71 units, has 70 units currently occupied, while Phase IV-R, with 84 units, has 17 units occupied. There are 50 applications approved and awaiting HQS inspections, all in Phase IV-R. Property Management team is conducting thorough punch-list work on each unit to ensure they meet inspection standards and are ready for a successful inspection and timely occupancy.

Legacy Landing Lease Up Report	Updated as of October 2025		
Category	Phase III- R 71 units	Phase IV- R 84 units	Total
Total Units Occupied	70	17	87
Applications approved and awaiting HQS inspections	0	50	50
Returning Ridley Residents (PBV+HCV Replacement Units) Occupied	30	12	42

Construction Updates:

- CNI IV-R - 99% complete
- Infrastructure: 91% complete
- Wellness Trail: 89% complete
- Retail: 100% complete

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

CNI-V Design and Development Phase:
The groundbreaking and financial closing for Phase V – Downtown Phase is now scheduled for November 2025. The subdivision plan was approved by the City of Newport News in September 2025, and the subdivision plat has now been recorded. With these approvals in place, the Development Team is moving closer to starting construction. The next steps include obtaining all necessary permits to ensure the project is fully ready for implementation.

Urban Strategies, Inc.

As part of their ongoing efforts with the Choice Neighborhoods Initiative, USI completed comprehensive assessments for 211 families, helping to identify needs, provide resources, and support the overall well-being of residents in the community. These assessments are a critical part of USI's work to ensure that families have access to the services and programs that promote stability, education, and long-term success.

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Personnel Update:

The USI – Newport Team welcomed two new staff members: a Family Support Services Specialist and an Education Specialist. These additions strengthen the team's capacity to provide individualized support and guidance to families, ensuring that each household receives the attention and resources needed to thrive.

Event Update:

On September 16, 2025, USI hosted a Homeownership Webinar, presented by Teate Gray, a Real Estate professional and CNI Citizen Advisory Committee member. The session provided valuable insights on the homeownership process, resources available for potential buyers, and guidance for families interested in transitioning from rental to ownership within the community. The webinar is part of USI's ongoing commitment to promoting educational opportunities and financial empowerment for residents.

ITEM NO. 7

No Closed Session

ITEM NO. 8
Other Business