

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

**November 16, 2021  
8:30 a.m.  
227-27<sup>th</sup> Street, Newport News**

1. Pledge of Allegiance to the Flag of the United States of America
2. Roll Call
3. Consider approval of minutes of regular meeting, October 19, 2021.
4. Communications
5. New Business
  - a. Consider a resolution approving an Amendment to the Newport News Urban Development Action Grant Loan (NNUDAG) – Temporary guidelines Flexibilities
6. Report to the Board
7. Closed session in accordance with the Virginia Freedom of Information Act, Code of Virginia, Section 2.2-3711
8. Consider adoption of resolution certifying a Closed Meeting in conformity with Virginia law.
9. Any other business to come before the Board.
  - Comments from the Public: (*Time Limit 5 Minutes*)
10. Adjournment

**Minutes of a Meeting of the  
Newport News Redevelopment and Housing Authority  
October 19, 2021**

Having duly given public notice, the Board of Commissioners of the Newport News Redevelopment and Housing Authority met at the offices of the Authority and electronically at 227-27<sup>th</sup> Street, in the City of Newport News, Virginia, at 8:30 a.m. on Tuesday, October 19, 2021.

<b>Pledge of Allegiance</b>	Commissioner Knight led the assembly in the Pledge of Allegiance to the Flag of the United States of America.
<b>Roll Call</b>	<p>The meeting was called to order by the Chairman, and those present were as follows:</p> <p>Commissioner's present: -</p> <div><div>Kenneth Penrose</div><div>Lisa Wallace-Davis</div><div>William Black</div><div>George Knight</div><div>Lou Call</div><div>Barbara Holley</div><div>Thaddeus Holloman</div></div> <p>Also present:</p> <div><div>Raymond H. Suttle, Jr. – from NNRHA Board Room</div><div>Jones, Blechman, Woltz &amp; Kelly, P.C.</div><div>Karen R. Wilds – from NNRHA Board Room</div><div>Executive Director</div><div>Sandra Powell – from NNRHA Board Room</div><div>Deputy, Executive Director</div><div>Carl V. Williamson – from NNRHA office via Zoom</div><div>Director of Housing</div><div>Valarie Ellis, Director – from NNRHA office via Zoom</div><div>Administrative Services</div><div>David Staley, Director – from NNRHA office via Zoom</div><div>Community Development</div><div>Teresa Bennett – from NNRHA Board Room</div><div>Executive Assistant</div><div>Justin Orie – from NNRHA Board Room</div><div>NNRHA IT Department</div><div>Tricia Wilson – via Zoom</div><div>City of Newport News, Department of Development</div></div>



**Minutes of a Meeting of the  
Newport News Redevelopment and Housing Authority  
October 19, 2021**

vacant lots included  
in RFP # SDVL 03-21  
in the Marshall-Ridley  
Choice Neighborhood

build and sell owner-occupied, single-family homes in the MRCN area. The lots are comprised of various size lots, some of which will be combined to create fourteen (14) buildable parcels. The evaluation panel, including City and NNRHA staff, began independent evaluation of the proposals. The panel invited all six proposers to be interviewed and discuss their proposals. The panel determined four of the six were the most qualified firms. A list of the score sheets was provided to the Board. The Newport News City Council will be taking action to convey the lots to NNRHA. Ms. Wilds recommended that following the conveyance to the Authority, these lots will be sold to the four private developers recommended by the panel: Tobee Homes, CBEG, New Homes Builders, Inc., and Hickmann Brand. The developers will be required to pay the current assessed value per lot to take title to the subject parcel(s). The sale and transfer of the parcels will be subject to the terms and conditions of an Agreement for Purchase and Sale of Real Property and a Development Agreement to be reviewed and approved by Mr. Suttle.

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

The Board of  
Commissioners of  
the Newport News  
Redevelopment and  
Housing Authority  
Authorizing the  
Formation of OTH-I  
LLC as successor  
Limited Partner in the  
Orcutt Townhomes I  
L.P. to allow for exit  
of Investor Partner  
and the Formation of  
the Orcutt TH 40 LLC  
and the Orcutt TH 40  
Development  
Corporation to allow  
for RAD Conversion  
of the property and  
requesting Newport  
News City Council  
approval of these  
proposed Entities

The Board had been provided copies of a resolution authorizing the formation of OTH-I LLC as successor limited partner in the Orcutt Townhomes I, L.P. and creation of Orcutt TH 40 LLC and Orcutt TH 40 Development Corporation. Ms. Wilds stated the 40-unit Orcutt Townhomes I property in the vicinity of 36<sup>th</sup> Street and Orcutt Avenue in the Southeast area of the City was developed by NNRHA in the early 2000s. Low-Income Housing Tax Credits (LIHTC) received by NNRHA were combined with capital funds to undertake this mixed finance development that was placed in service in 2005. The required fifteen (15) year LIHTC compliance period has been fulfilled and the existing investor (limited) partner and special limited partner in the Orcutt Townhomes I L.P. (owner of the property) has requested to voluntarily withdraw from the partnership. The investor partner, Housing Equity Fund of Virginia X L.L.C. and the special limited partner (Virginia Affordable Housing Management Corporation) have successfully met their IRS obligations in accordance with the partnership agreement. In accordance with Title 36 of the Code of Virginia the Board of Commissioners authorized the creation of the OTH-I LLC, Orcutt TH 40 LLC and Orcutt TH 40 Development Corporation. The Executive Director was authorized to take the necessary actions to form these entities in accordance with applicable requirements. The Board of Commissioners requested that the Newport News City Council approve the formation of these entities.

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 the  
submission of a  
Rental Assistance  
Demonstration (RAD)  
application for the  
Orcutt Townhomes  
project to the  
Department of  
Housing and Urban  
Development (HUD)

The Board had been provided copies of a resolution authorizing the Executive Director to submit an initial RAD application to HUD in accordance with NNRHA's approved five-year plan. Studies will begin shortly on the Orcutt Townhomes project to determine its viability as a RAD conversion and rehabilitation. This 40-unit (all three bedrooms) project was completed and occupied in 2005 by NNRHA as a mixed finance endeavor utilizing federal tax credits (LIHTC) and capital funds. Ms. Wilds stated the first step of this proposed RAD conversion is the submission of a request to HUD to secure a RAD CHAP (Commitment to enter into a Housing Assistance Payments Contract) for this undertaking. Physical and economic studies are required prior to a conversion to the Section 8 funding platform. If NNRHA is able to successfully compete for this assistance this award will enable detailed planning and engineering to be undertaken during 2022 in concert with the other requirements that will enable closing and RAD conversion of this project by early 2023.

Commissioner Holloman made a motion to approve the resolution. Commissioner Davis 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  
October 19, 2021**

**Report to the Board**

A Report to the Board for October, 2021 had been provided to the Commissioners. A copy of the subject report is on file in the office of the Executive Director.

Mr. Williamson reported the October News and Neighbors includes information on voting. This month's newsletter also includes a "Hot Spot Card" that residents can complete and mail concerning illegal activity in their neighborhood.

Ms. Ellis reported that over 80% of the staff have been vaccinated for COVID-19. Those that are not vaccinated will begin weekly testing this Thursday.

Mr. Staley reported Spratley House renovations are 60% complete. Renovations on the 5<sup>th</sup> floor are complete and the parking lot repairs should begin in early November. Completion is scheduled for February.

Ms. Powell reported construction for the first phase of the multifamily housing at 2700 and 2800 Jefferson Avenue are underway. Phase II will be on the Ridley site. Application for funding will be done by the end of the month.

Ms. Wilds reported a new vaccination clinic has opened this week at the Sherwood Shopping Center on Warwick Blvd. for those needing their first, second and third vaccine. Ms. Wilds also reported that Sandra Powell will be leaving the Authority at the end of the month to take a job with the Virginia Department of Housing and Community Development.

**Closed Session**

**Other Business**

**Adjournment**

There being no other business to come before the Board, the Chairman adjourned the meeting at 8:54 a.m.

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Secretary-Treasurer



**ITEM NO. 4**

**COMMUNICATIONS**



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

November 2, 2021

Dear Executive Director:

**Subject: CY 2021 Administrative Fee (Admin Fee) Estimated Pro-ration – Housing Choice Voucher Program (HCVP)**

The Department is pleased to announce that the Office of Housing Voucher Program has identified additional carryover funds that will be used to increase the HCVP ongoing Admin Fee proration. At this time, it is estimated that the Admin Fee pro-ration will increase from 82% to approximately **84%**. This new proration was announced within the June 30, 2021, Admin Fee quarterly reconciliation letter. Depending on the national leasing behavior throughout the year, the 84% may vary; however, the Department will continue to identify additional carryover funds and/or recaptures that could be re-apportioned to the Admin Fee account in CY 2021, per provisions in the Consolidated Appropriations Act, 2021 (P.L. 116-260).

The reconciliation of Admin Fee earned for the period June 2021, occurred during late-August 2021 and additional funds were due as a result of the proration factor increase to 84%. All PHAs already received the amounts owed for this increase through June 2021. Simultaneously, and before the June 2021 reconciliation been completed, HUD advanced Admin Fee funds through October 2021 at 82% proration to ensure fiscal year-end activities did not interrupt these monthly payments. HUD will work on the September 2021 quarterly reconciliation next during late November 2021 and will adjust advances that were made at 82% through that period (July through September 2021) and will make the PHAs whole during the month of December 2021. It is anticipated the proration will remain steady at 84%, but HUD will announce the proration factor change, should that be the case. The November and December 2021 Admin Fee advances were scheduled at 84% proration.

For Admin Fees associated with portability billings, it is recommended that PHAs continue to use the original estimated 82% Admin Fee pro-ration for the January through July 2021 period; and **is recommended** that, beginning in July 2021, receiving and initial PHAs use the estimated 84% Admin Fee pro-ration, unless the PHAs have other portability agreements. For example, if you follow the portability formula in the HUD website (CY 2021 Portability Admin Fee Rate (PDF)), the portability Admin Fee rate would then be 84% of 80% of Column B fee rate beginning July 2021. Find the guidance using the following link: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/hcv](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv).

If you have any questions about this message, please do not hesitate to contact the Housing Voucher Financial Management Division at [PIH.Financial.Management.Division@hud.gov](mailto:PIH.Financial.Management.Division@hud.gov).

Sincerely,

Steven R. Durham

Digitally signed by Steven R. Durham  
DN: CN = Steven R. Durham C = US  
O = Office of Housing Voucher Programs  
OU = Director  
Reason: I am approving this document

Steven R. Durham  
Director  
Office of Housing Voucher  
Programs



**ITEM NUMBER 5**

**New Business**

- b. Consider a resolution approving an Amendment to the Newport News Urban Development Action Grant Loan (NNUDAG) – Temporary guidelines Flexibilities

## NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

## MEMORANDUM

**DATE:** November 10, 2021  
**TO:** All Members, Board of Commissioners  
**FROM:** Karen R. Wilds, Executive Director *KRW*  
**SUBJECT:** Approval of Amendment to Newport News Urban Development Action Grant Loan (NNUDAG) – Temporary Guidelines Flexibilities

The purpose of the Newport News Urban Development Action Grant (NNUDAG) loan program is to assist new and expanding businesses making investments within the City of Newport News and to create and retain jobs for low- and moderate-income persons. The NNUDAG loan program was established in 1983 and is administered by NNRHA.

The United States Economic Development Administration (EDA) made available certain flexibilities to recipients of EDA-funded Revolving Loan Fund (RLF) awards in light of the impact of the coronavirus pandemic on small business, the increasing demand for RFL loans, and the need for RLF's to provide credit quickly and efficiently to their communities.

We would like to initiate these same temporary changes for our NNUDAG program. Those flexibilities offer us the option to:

- Provide loans with very little or no private match;
- Offer loan rates as low as 0% interest;
- Offer deferral of principal and interest payments for up to 12 months;
- Offer loans for 100% working capital.

To assist small businesses during the COVID-19 pandemic, and to be uniform with the City's other programs, I am recommending the Newport News Urban Development Action Grant Loan Program be temporarily amended with guidelines allowing for the flexibilities mentioned above. If approved, these flexibilities would be made available to Newport News businesses during the temporary flexibility period to end on June 30, 2022.

A resolution for your consideration is attached. Board approval of this proposed action is recommended.

**RESOLUTION OF THE NEWPORT NEWS REDEVELOPMENT AND HOUSING  
AUTHORITY AUTHORIZING THE AMENDMENT TO NEWPORT NEWS URBAN  
DEVELOPMENT ACTION GRANT LOAN PROGRAM GUIDELINES -  
TEMPORARY GUIDELINES FLEXIBILITIES**

**WHEREAS**, the NNRHA has administered the Newport News Urban Development Action Grant Loan (NNUDAG) program since 1983; and

**WHEREAS**, the Authority has approved over 80 loans which have created and returned over 1,950 jobs; and

**WHEREAS**, the COVID-19 pandemic has created pressures and challenges to existing and emerging businesses; and

**WHEREAS**, there is a need to create more flexible guidelines to be able to address the needs of expanding businesses; and

**WHEREAS**, it is recommended that the Authority amend the Newport News Urban Development Action Grant (NNUDAG) Loan Guidelines to match those of other loan programs offered by the City for a temporary time, through 6/30/2022 or until funds are depleted; and

**WHEREAS**, a summary of the Amendment to Newport News Urban Development Action Grant Loan (NNUDAG) – Temporary Guidelines Flexibilities is attached for Board consideration.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Newport News Redevelopment and Housing Authority authorizes the Executive Director to amend the Newport News Urban Development Action Grant Loan (NNUDAG) guidelines to accommodate these flexibilities.



## **AMENDMENT to NEWPORT NEWS URBAN DEVELOPMENT ACTION GRANT LOAN (NNUDAG) – Temporary Guidelines Flexibilities**

United States Economic Development Administration (EDA) has made available certain flexibilities to recipients of EDA-funded Revolving Loan Fund (RLF) awards in light of the impact of the coronavirus pandemic on small businesses, the increasing demand for RLF loans, and the need for RLFs to provide credit quickly and efficiently to their communities. These flexibilities are provided for the period of 05/07/2020 through 06/30/2022 (the flexibility period). The flexibilities include waiving the RLF regulations that establish a minimum interest rate for RLF loans, require RLF loans to leverage additional capital, and require evidence demonstrating credit is not otherwise available.

To assist small businesses during the COVID-19 pandemic, and to be uniform with the City's other programs, the existing Newport News Urban Development Action Grant Loan Program has been temporarily amended with guidelines allowing for the flexibilities mentioned above. These flexibilities are being made available to Newport News businesses during the flexibility period.

The Newport News Redevelopment and Housing Authority's Board of Commissioners shall continue to govern NNUDAG. During the flexibility period, the policies shall remain the same as reflected in the attached Guidelines with the following exceptions:

### **FINANCING POLICIES**

Allowable Lending Activities, which may be undertaken with the loan shall include:

- Acquisition of machinery and equipment
- Building rehabilitation costs
- Certain refinancing of existing loans (1)
- Facility remediation and cleanup costs
- Gap financing
- Infrastructure costs
- Marketing
- Other costs contributing to the value of a project's fixed assets, such as sales and use taxes, and interest on interim construction financing
- Working capital, including inventory

- (1) Refinancing of existing loans shall only be considered in situations where the business could potentially be forced to cut back or close without loan assistance.

Loan Type Exclusion - No adult entertainment businesses or real estate purchases.

Application Fee - Shall be waived.

Interest Rates - The interest rate on loans will generally be as deemed appropriate by the NNUDAG Board. Fixed rates for the flexibility period, ending June 30, 2022, will generally be between 0% and 2%.

Term- The maximum loan term shall generally be ten (10) years, with shorter terms for loans where the majority of funds is used for working capital

### **ADDITIONAL FLEXIBILITIES**

The NNUDAG Guidelines will be further relaxed as follows through June 30, 2022 as it relates to the loan funding during the flexibility period:

- Applicants need not demonstrate that credit is not otherwise available. The credit not otherwise available requirement is waived during the disbursement phase;
- The Board, at its discretion, may defer payment of principal and interest for a period not to exceed twelve (12) months, scheduling repayments with longer term amortizations and balloon payments at the end of the loan term; or subordination of the loan to other financing;
- The Private Sector Leverage requirement is waived during the flexibility period;
- 100% of loan request can be used for working capital.

All other terms and conditions included in the existing NNUDAG Guidelines and Administrative Plan will be applicable.

# REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

## NOVEMBER, 2021

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



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## **BOARD OF COMMISSIONERS**

**Kenneth Penrose, Jr. - Chairperson**  
**Lisa Wallace-Davis - Vice Chairperson**

**William Black**  
**George Knight**  
**Lou Call**  
**Barbara Holley**  
**Thaddeus Holloman**  
**Raymond Suttle, Jr., Attorney**

## **STAFF**

**Karen R. Wilds, Executive Director**  
**Secretary-Treasurer**  
**Teresa Bennett, Assistant Secretary-Treasurer**

**Carl Williamson, Director of Housing Operations**  
**Valarie Ellis, Director of Administrative Services**  
**Lisa Dessoify, Director of Finance**  
**David Staley, Director of Community Development**



## COMMUNITY DEVELOPMENT

### COMMUNITY DEVELOPMENT

HUD has provided feedback on the 2020-2021 Consolidated Annual Performance Evaluation Report (CAPER). The recommended changes will be made and re-submitted to HUD by the City.

The Annual Action Plan for program year 2021-2022 has been internally approved. However, HUD is awaiting Congressional release before the CDBG and HOME grant agreements can be sent to the City Manager to sign. We are looking at another 30-45 days before we can begin reimbursing the CDBG sub-recipients for their activities.

The CDBG application process for FY 2022-2023 starts in mid-November.

#### CHDO Activity

NNRHA closed on the transfer of three (3) lots to Habitat for Humanity Peninsula Greater Washington (HFHPGW). The

addresses are: 1225 21<sup>st</sup> Street, 2800 Marshall Avenue, and 2408 Marshall Avenue.

### INDIEDWELL

IndieDwell engineers are working on providing a roof design that will be feasible. We are expecting a resolution by mid-October.

### ACQUISITION AND REHABILITATION

The closing for the purchase of 49 Mulberry Street was scheduled for the week of November 8<sup>th</sup>. The property is a church located in Salter's Creek and is being purchased under the City's Flood Mitigation program.

Feasibility Inspections continue to be conducted for all Residential Rehabilitation Programs with six (6) Emergency repairs and two (2) Open House cases completed since July 1.

#### Total Housing Rehabilitation Activity for Fiscal Year July 1, 2021 – June 30, 2022

	Emergency Repair	Open House	HOMEcare	All Programs
Projects in Underwriting	4	3	4	11
Projects Pending Appr	1	2	0	3
Ongoing Projects	3	1	0	4
<b>Total in Process</b>	<b>8</b>	<b>6</b>	<b>4</b>	<b>18</b>

### REDEVELOPMENT

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

Down Payment Assistance (DPA) Fiscal Year: July 1, 2021 – June 30-2022				
Program Year 21-22 (Completed)	Denied	Pending Additional Documentation	Current Month (Completed)	Underwriting in Process
10	0	0	1	1



## RENTAL ASSISTANCE DEMONSTRATION

### Spratley House (50 Apartments)

The Spratley House project is 75% complete and satisfactory progress is being made. We anticipate construction being completed on schedule.

### Marshall Courts Phase VII

The Marshall Courts Phase VII demolition is in its early design phase with the feasibility study having been completed.

## CHOICE NEIGHBORHOOD INITIATIVE (CNI)

Construction of the first phase of housing, two multi-family buildings located on Jefferson Avenue between 27th and 29th Streets, is proceeding on schedule. The projected completion date is summer 2022.

Planning and design of the Phase Two development on the Ridley site continues. The Citizen Advisory Committee, City and NNRHA staffs are working with the design team to develop a final concept plan for the site. Demolition of the existing Ridley Place housing is scheduled to begin in the next sixty (60) days.

Work has begun to secure funding for Ridley Place on-site development. Applications for state funding and additional 4% Low-income Housing Tax Credits were submitted at the end of October.

Preliminary planning for Phase Three, downtown housing, is underway.

All Ridley residents have relocated to new housing as of June 30, 2021.

A new People Plan Lead entity will be selected through an RFP process to

replace the current provider, Hampton Roads Community Action Program (HRCAP). HRCAP will cease CNI operations as of November 29, 2021. The Newport News Department of Human Services is providing case management services to Ridley residents on an interim basis.

## PUBLIC AND ASSISTED HOUSING

### OCCUPANCY REPORT

#### *Total Waiting List Applications:*

Public Housing	413
Approved/Eligible	81
Pending	332
Section 8	418
Approved/Eligible	83
Pending	335

The pending numbers for the Public Housing Program (332) and the Housing Choice Voucher Program (335) represent the total number of applications being processed for eligibility for housing assistance. Some of these families will be determined to be ineligible based on income, landlord references or criminal activity. Therefore, these numbers may fluctuate each month.

#### *Applicants Housed in October*

Public Housing Program	16
Housing Choice Voucher	19
Mod-Rehab (SRO)	<u>0</u>
<b>Total</b>	<b>35</b>

#### *Occupancy Statistics:*

Public Housing Program (of 1,098 units)	98%
Section 8 Program (baseline 2,922);	94%
Warwick SRO (of 88 units)	100 %

Avg. # of Leasing Days (Public Housing) 12



### Average Family Rent Contribution for Move-ins Last Month:

1. Public Housing	\$203.
2. Housing Choice Voucher	\$407.
3. Warwick SRO	\$ 0.

Lease Rate –Oct 2021 94%

Cumulative Percentage of Section 8  
Budget Authority Utilized Oct, 2021 103.4%

HCV Homeownership: 65  
Total 190

### Ridley Relocation as of 11/1/2021

**Total Leased (New Unit) All Phases-225**

**Total RFTA-1**

**Total in Temporary Unit/Port-2**

**Total in Temporary Unit/Searching for S8 Unit-13**

### Community Resources Resident Relations - Seniors



### Domestic Violence Awareness Month – October 2021

The Newport News Police Department's Domestic Violence Team sponsored a city-wide donation drive during the month of October to benefit Transitions Family Violence Services. Community Resources placed donation boxes at several sites. NNRHA staff generously donated brand-new clothing, personal hygiene items, diapers, household cleaning supplies, etc. All donations were taken to NNPD headquarters.

### Q & A's on Medicare Health and Drug Plans



### FAMILY INVESTMENT CENTER (FIC) ACTIVITIES

EMPLOYED F.I.C. PARTICIPANTS Sept, 2021 (since 1995)	
Aqueduct	112
Ashe Manor	0
Brighton	46
Cypress	24
Dickerson	185
Harbor Homes	126
Lassiter	95
Marshall	164
Orcutt	28
Orcutt TH	10
Oyster Point	23
Pinecroft	7
Ridley	383
Section 8	71
Spratley	2
Total	1,276

### FAMILY SELF-SUFFICIENCY (FSS) UPDATE

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

Housing Choice Voucher Families/FSS 69  
Public Housing Families/FSS: 56

The 2021 Medicare Open Enrollment period continues through December 7<sup>th</sup>. Several question and answer sessions have been provided by licensed independent insurance agents at Ashe Manor and Pinecroft Apartments on the Medicare health and drug plans from Humana, Optima, and United Health Care.

that they can use to bid on prizes. Prizes consist of seasonal decorations and household goods.

Leslie Young, The Benefits Center, facilitated a session on the Optima plan on 10/26 at Pinecroft. Ken Hodge, Benefit Plan Services, facilitated sessions on the Humana plan on 10/12 at Ashe Manor and 10/13 at Pinecroft. He also facilitated sessions on the United Health Care plan on 10/27 at Ashe and on 10/29 at Pinecroft. Mr. Hodge hosted bingo at all of his sessions with residents winning prizes (household, hygiene items). Sessions were well attended. Wearing a mask is mandatory and physical distancing is in place.

### **Senior Happenings**

JenCare Senior Medical Center had a "Penny Auction" at Ashe Manor on 10/14 and at Pinecroft Apartments on 10/21 for the residents and they had a great time. Residents are provided with fake pennies





## **Resident Relations – Highlight on Youth**

### **2021 VIRGINIA GOVERNOR'S HOUSING CONFERENCE SCHOLARSHIP WINNER!**

The Authority is proud to announce that Nialah Gibbs has been selected as a 2021 Virginia Governor's Housing Conference Scholarship recipient! The conference will be held November 10<sup>th</sup> thru 12<sup>th</sup> 2021 at the Norfolk Waterside Marriott in Norfolk, Virginia. She will be able to attend this year's conference. Nialah is currently attending Thomas Nelson Community College majoring in Social Science. She plans to graduate with an Associate's Degree in the 2022 school year and continue her education transferring to Saint Leo University majoring in counseling psychology.

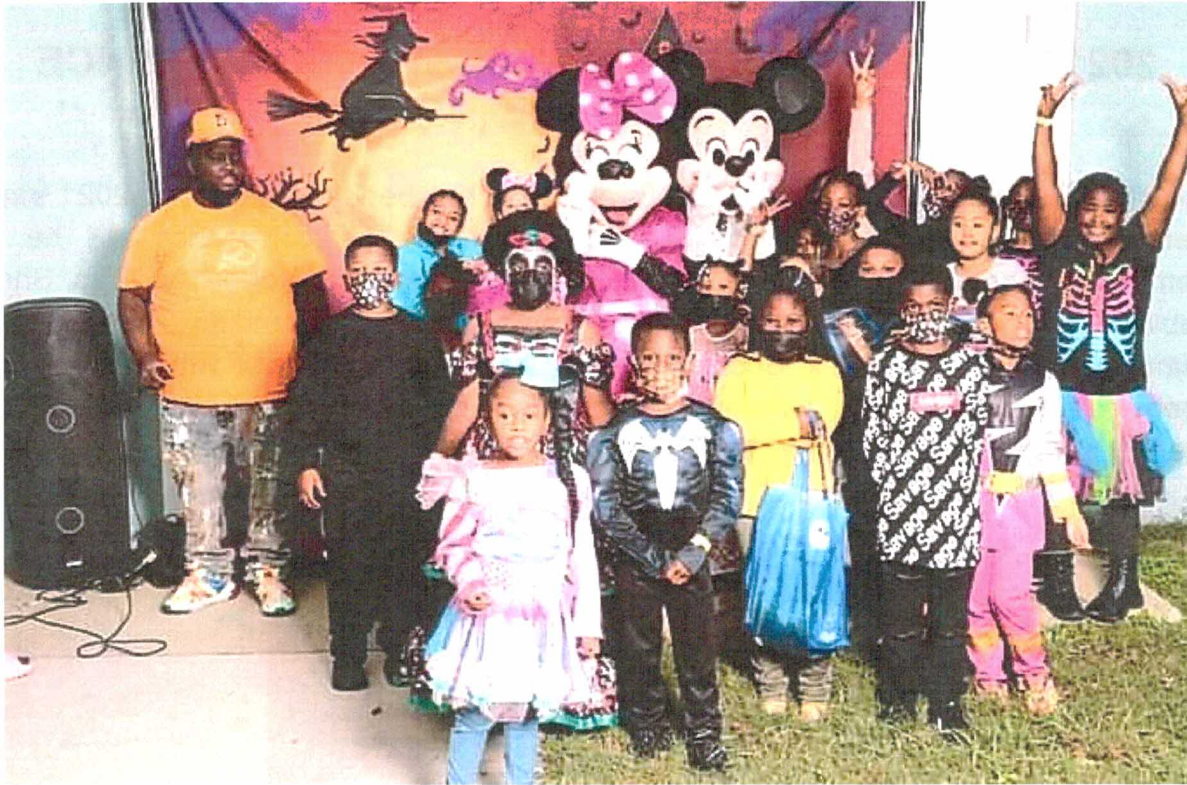


**Nialah Gibbs**

*2021 Virginia Governor's Housing Conference Scholarship Recipient*



## 2021 TRUNK A TREAT EVENT



The Trunk A Treat event was held on Sunday, October 31, 2021 at the Marshall Court Recreation parking lot from 4pm- 6pm located at 3301 Marshall Ave, Newport News, VA 23607. This event was coordinated by the Boys and Girls Club. There were approximately over 100 children that attended the fun filled event with Mickey and Minnie mouse characters. There was a DJ and prepackaged snacks and treat gift bags provided for the children.



**Other NNRHA Controlled Multi-Family Properties  
Waiting Lists as of October, 2021**

<b>Property</b>	<b>Occupancy Rate</b>	<b>Approved/Eligible</b>	<b>Pending</b>	<b>Total</b>
Orcutt Townhomes III	100%	16	10	26
Cypress Terrace	96%	10	59	69
Oyster Point/Brighton	93%	10	96	106
Great Oaks	98%	90	60	150
Lofts on Jefferson	100%	6	2	8
Jefferson Brookville	98%	7	12	19
Lassiter Courts	98%	2	39	41

**Family Self Sufficiency (FSS)**

Following is a current breakdown of the status of FSS participants in the Public Housing and Housing Choice Voucher Programs for the month of October, 2021.

<b>Participants:</b>	<b>Public Housing</b>	<b>Housing Choice Voucher</b>	<b>Total</b>
<b>Total</b> number in FSS Program	25	79	<b>104</b>
Employed	13	57	<b>70</b>
Currently not working	9	17	<b>26</b>
Attending Thomas Nelson Comm. College	0	1	<b>1</b>
Enrolled in other Training Program	2	2	<b>4</b>
Employed and going to school	1	2	<b>3</b>
Participants with escrow accounts	11	36	<b>47</b>



## NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

CY Housing Choice 2021 Annual Budget Authority										\$ 21,659,104		Final budget: 100%					
Additional VASH budget authority										60,089							
Additional CNI budget authority										933,804							
Housing Choice Voucher Funding										<u>\$ 22,652,997</u>							
Mainstream Voucher Program Funding										Final							
Emergency Housing Voucher Program Funding										\$ 524,146							
										\$ 270,432							
Baseline HCV Units										2552							
VASH units										54							
CNI tenant protection										187		2793					
Mainstream Vouchers										141							
Emergency Housing Vouchers										32							
										2966							
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		FSS Forfeitures	Fraud Recovery	Other Sources Of Funds	NNRHA Held Reserve Balance	HUD Held Reserve Balance	
										From HUD							
January	HCV MS 2578 78	93.0% \$ 55.3%	\$ 1,762,573.00	\$ 52,867.00	\$ 683.70	\$ (168,467.00)	\$ 52,867.00	91.3% 107.8%	91.3% 107.8%	\$1,931,040.00	\$ 4,094.38	\$ 4,094.38	\$	\$ 4,094.38	\$ 662,422.29	1,043,615.48	
February	HCV MS 2594 81	93.5% \$ 57.4%	\$ 1,778,481.00	\$ 53,838.00	\$ 685.61	\$ (149,426.00)	\$ 4,779.00	92.2% 109.7%	91.8% 108.8%	\$1,927,907.00	\$ 1,886.50	\$ 1,886.50	\$	\$ 1,886.50	\$ 986,296.17	1,064,860.39	
March	HCV MS 2594 86	92.9% \$ 61.0%	\$ 1,789,670.58	\$ 57,717.00	\$ 689.93	\$ (147,309.42)	\$ 7,000.00	92.4% 113.8%	92.0% 110.5%	\$1,936,980.00	\$ 1,049.00	\$ 1,049.00	\$	\$ 1,049.00	\$ 1,134,654.59	1,073,351.05	
April	HCV MS 2601 85	93.1% \$ 60.3%	\$ 1,793,447.00	\$ 57,083.00	\$ 689.52	\$ (138,787.00)	\$ 3,159.00	92.8% 105.9%	92.2% 109.2%	\$1,932,234.00	\$	\$	\$	\$ -	\$ 1,273,441.59	1,065,445.22	
May	HCV MS 2609 94	93.4% \$ 66.7%	\$ 1,791,158.00	\$ 62,075.00	\$ 686.53	\$ 557,417.00	\$ 8,151.00	145.2% 115.1%	99.5% 110.5%	\$1,233,741.00	\$ 393.00	\$ 419.50	\$ 812.50	\$ 812.50	\$ 716,837.09	1,728,175.39	
June	HCV MS 2604 99	93.2% \$ 70.2%	\$ 1,789,562.00	\$ 63,340.00	\$ 687.24	\$ (100,770.00)	\$ 51,167.00	94.7% 520.3%	98.6% 129.0%	\$1,890,332.00	\$ 24,392.00	\$ 874.00	\$ 25,266.00	\$ 25,266.00	\$ 842,873.09	1,744,963.05	
July	HCV MS 2601 98	93.1% \$ 69.5%	\$ 1,821,338.00	\$ 62,697.00	\$ 700.25	\$ (58,281.00)	\$ 3,826.00	96.9% 106.5%	98.4% 125.0%	\$1,879,619.00	\$	\$ 495.50	\$ 495.50	\$ 495.50	\$ 901,649.59	1,743,984.55	
	EHV	0.0%	\$	\$	\$ 639.77	\$ (22,536.00)	\$	0.0%	0.0%	\$ 22,536.00	\$	\$	\$	\$	\$ 22,536.00		
August	HCV MS 2611 99	93.5% \$ 70.2%	\$ 1,841,606.00	\$ 63,416.00	\$ 705.33	\$ (38,012.00)	\$ 4,545.00	98.0% 107.7%	98.3% 125.0%	\$1,879,618.00	\$	\$ 839.50	\$ 839.50	\$ 839.50	\$ 940,501.09	1,733,122.05	
	EHV	0.0%	\$	\$	\$ 640.57	\$ (22,536.00)	\$	0.0%	0.0%	\$ 22,536.00	\$	\$	\$	\$	\$ 45,072.00	-	
September	HCV MS 2636 104	94.4% \$ 73.8%	\$ 1,863,285.00	\$ 65,240.00	\$ 706.86	\$ 15,021.00	\$ 6,369.00	100.8% 110.8%	98.6% 120.8%	\$1,848,264.00	\$	\$ 424.00	\$ 424.00	\$ 424.00	\$ 925,904.09	1,731,543.55	
	EHV	0.0%	\$	\$	\$ 627.31	\$ (22,536.00)	\$	0.0%	0.0%	\$ 22,536.00	\$	\$	\$	\$	\$ 67,608.00	-	
October	HCV MS 2639 107	94.5% \$ 75.9%	\$ 1,885,646.00	\$ 70,594.00	\$ 714.53	\$ 825,422.00	\$ 6,643.00	177.9% 110.4%	103.4% 119.5%	\$1,060,224.00	\$	\$ 161.00	\$ 161.00	\$ 161.00	\$ 100,643.09	2,506,431.05	
	EHV	0.0%	\$	\$	\$ 659.76	\$ (22,536.00)	\$	0.0%	0.0%	\$ 22,536.00	\$	\$	\$	\$	\$ 90,144.00	-	
										\$ 18,725,633.58		\$		\$ 35,028.38			
										\$18,119,523.00		\$					



**ITEM NO. 7**

**Closed Session**

**ITEM NO. 8**

**RESOLUTION OF THE NEWPORT NEWS REDEVELOPMENT AND HOUSING  
AUTHORITY CERTIFYING TO A CLOSED MEETING IN CONFORMITY WITH  
VIRGINIA LAW**

**WHEREAS**, the Newport News Redevelopment and Housing Authority Board of Commissioners convened a closed meeting on November 16, 2021 pursuant to an affirmative recorded vote in accordance with the provisions of The Virginia Freedom of Information Act; and

**WHEREAS**, Section 2.2-3711 Code of Virginia requires a certification by this Authority that such closed meeting was conducted in conformity with Virginia law:

**NOW, THEREFORE, BE IT RESOLVED** that the Newport News Redevelopment and Housing Authority Board of Commissioners certifies that, to the best of each member's knowledge:

1. Only public business matters lawfully exempted from open meeting requirements by Virginia Law were discussed in the closed meeting to which this certification resolution applies; and
2. Only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Board of Commissioners of the Newport News Redevelopment and Housing Authority.

**VOTE**

**AYES**

**NAYS**

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

\* \* \* \*



**ITEM NO. 9**  
**Other Business**