

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

**December 21, 2021
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, November 16, 2021.
4. Communications
5. New Business
 - a. Consider a resolution approving Multifamily Housing Revenue Bonds Issuance Request for Denbigh Trace Apartments (Standard Denbigh Trace Venture LP)
 - b. Consider a resolution approving the selection of Urban Strategies, Inc. as the People Plan Lead entity and authorizing the Executive Director to enter into a contract with Urban Strategies, Inc. for coordination and delivery of services
 - c. Consider a resolution approving the Sale of Property at 520 21st Street, Newport News, VA (Development Number VA003000301)
 - d. **PUBLIC HEARING** – To receive comments on the Public Housing Flat Rents Agency Plan Amendment for Fiscal Years 2021-2025 which includes the Annual Plan for Fiscal Year 2021, Housing Choice Voucher Payment Standards Agency Plan Amendment, Revision to the Admissions & Occupancy Policy and the Housing Choice Voucher Administrative Plan, the Revised Utility Allowances for Public Housing and the Section 8 HCV program and Amendment to the 5-year plan, Amendment to the Administrative Plan relating to the Issuance of Project Based Vouchers
 - e. Consider a resolution authorizing the Public Housing Flat Rents – Agency Amendment
 - f. Consider a resolution authorizing the Housing Choice Voucher Payment Standards – Agency Plan Amendment
 - g. Consider a resolution authorizing a revision to the Admissions & Continued Occupancy Policy and the Housing Choice Voucher Administrative Plan
 - h. Consider a resolution authorizing Revised Utility Allowances for Public Housing and the Section 8 HCV program and amendment to the 5-year plan
 - i. Consider a resolution authorizing Charge off of Tenants' Accounts Receivable
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
November 16, 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 227-27th Street, in the City of Newport News, Virginia, at 8:30 a.m. on Tuesday, November 16, 2021.

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

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
November 16, 2021**

New Business

**The Board of
Commissioners of
the Newport News
Redevelopment and
Housing Authority
Authorizing the
Amendment to
Newport News Urban
Development Action
Grant Loan Program
Guidelines –
Temporary
Guidelines
Flexibilities**

The Board had been provided copies of a resolution approving an amendment to the Newport News Urban Development Action Grant Loan (NNUDAG) – Temporary Guidelines Flexibilities. Ms. Wilds explained 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. To assist small businesses during the COVID-19 pandemic and to be uniform with the City's other programs, Ms. Wilds recommended the NNUDAG be temporarily amended with guidelines allowing for flexibilities. The temporary flexibility period will end on June 30, 2022,

Commissioner Knight 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.

Report to the Board

A Report to the Board for November, 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 October was Domestic Violence Awareness month. 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 place donation boxes at several sites. NNRRHA staff generously donated brand-new clothing, personal hygiene items, diapers, household cleaning supplies, etc. All donations were taken to the NNPD quarters. An article in the News and Neighbors on how to get a job program offered by NNRRHA.

Ms. Dessofoy reported we have received 32 Emergency Housing vouchers. We have not released them yet. Staff have been working hard to get those vouchers leased. Our lease rate has increased and will continue to increase. We have a total of \$2.6 million in reserves. We are trying to get those vouchers leased so we can get that money spent.

Ms. Ellis reported that our mandatory vaccination program is going very well. It started last month and all of our employees are being very obedient about getting tested weekly if they have not received the vaccine. We currently have approximately 82% of our employees vaccinated.

Mr. Staley reported Spratley House renovations are 75% complete. Renovations on the 4th and 5th floor are complete. Other large items that are being addressed, at this time, is the roof and we are going to resurface the entire parking lot. Renovations are scheduled to be completed in February, 2022.

Closed Session

Other Business

Adjournment

There being no other business to come before the Board, the Chairman adjourned the meeting at 8:41 a.m.

Secretary-Treasurer

ITEM NO. 4

COMMUNICATIONS



Dear Public Housing Authority Partners:

Virginia Housing is excited to announce a new program for those 25 redevelopment and housing authorities in the Commonwealth that have public housing portfolios supported by the HUD Capital Fund Program. The purpose of the of this new **Public Housing Revitalization Grant** is to facilitate and accelerate projects to transform, rehabilitate, or improve RHAs' existing public housing stock. The first priority is to fill any funding gaps in public housing transformation projects that are under development or predevelopment. The second priority is to aid in planning and financing new public housing transformation projects. The third priority is to fund capital improvements that will enhance and extend the useful life of traditional public housing units.

Virginia Housing, using REACH resources, will make a ***one-time grant to the 25 identified RHAs*** to match your 2021 allocation from HUD (see below). Eligible RHAs interested in this opportunity would apply to Virginia Housing with the expectation of the RHA committing and expending the funds within a designated timeframe while accomplishing specific objectives established with Virginia Housing.

Many thanks to the representatives from the RHA network as well as the *Virginia* Association of Housing and Community Development Officials that have provided feedback on this program. Stay tuned—more information regarding this opportunity will be released in January 2022.

RHA Name	Capital Fund Amount Base (2021)
Portsmouth RHA	\$1,729,133.00
Bristol RHA	\$912,801.00
Newport News RHA	\$3,672,566.00
Alexandria RHA	\$1,938,851.00
Hopewell RHA	\$944,954.00
Norfolk RHA	\$8,426,268.00
Richmond RHA	\$12,050,634.00
Danville RHA	\$1,265,928.00
Roanoke RHA	\$3,836,496.00
Chesapeake RHA	\$1,327,337.00
Lynchburg RHA	\$973,030.00

Norton RHA	\$547,006.00
Charlottesville RHA	\$1,025,764.00
Hampton RHA	\$1,675,827.00
Petersburg RHA	\$989,647.00
Wytheville RHA	\$583,518.00
Waynesboro RHA	\$483,003.00
Wise County RHA	\$486,727.00
Suffolk RHA	\$1,229,244.00
Williamsburg RHA	\$299,180.00
Cumberland Plateau Regional HA	\$651,261.00
Marion RHA	\$637,685.00
Scott County RHA	\$232,420.00
Abingdon RHA	\$75,075.00
Lee County RHA	\$154,909.00
Total	\$46,149,264.00

Chris

Chris Thompson

Director of Strategic Housing

Chris.Thompson@VirginiaHousing.com

601 South Belvidere Street, Richmond, Virginia 23220-6504

804-343-5692

VirginiaHousing.com



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

OFFICE OF PUBLIC AND INDIAN HOUSING

December 2, 2021

Ms. Karen R. Wilds
Executive Director
Newport News Redevelopment and Housing Authority
P.O. Box 797
Newport News, VA 23607

Ms. Cynthia D. Rohlf
City Manager
City of Newport News
2400 Washington Avenue
10th Floor, City Hall
Newport News, VA 23607

SUBJECT: Housing Plan Revision #1
Marshall-Ridley Choice Neighborhoods Grant
Grant Number: VA3F003CNG118

Dear Ms. Wilds and Ms. Rohlf:

The Department of Housing and Urban Development (HUD) has completed its review of the request from the Newport News Redevelopment and Housing Authority (NNRHA) to modify the Housing Plan for the Marshall-Ridley Choice Neighborhoods grant. HUD approves your request, as discussed below, and as shown on the enclosed Housing Plan Excel worksheet.

The current Housing Plan includes construction of 456 new rental units, including 226 Choice Neighborhoods Replacement Units, in five phases in the following configuration. These units will be developed both on the original Ridley public housing site and in other off-site locations.

Housing Phase	Choice Neighborhoods Replacement Units (PBV)	Affordable Units	Market Rate Units	Total Units
Phase 1	38	33	10	81
Phase 2	80	35	20	135
Phase 3	39	13	8	60
Phase 4	45	33	34	112
Phase 5	24	19	25	68

TOTAL HARD UNITS	226	133	97	456
HCVs	33	0	0	33
TOTAL UNITS	259	133	97	489

In addition to the 226 new Replacement Units, the current Housing Plan also includes 33 tenant-based Housing Choice Vouchers (HCV), which are considered Replacement Units, per the FY 2018 Choice Neighborhoods NOFA. These vouchers, in addition to the 226 “hard” units, total 259 units, which meets the one-for-one replacement requirement of the Choice Neighborhoods program. The breakdown of hard units versus vouchers was based on an initial survey of Ridley residents and the number of residents who indicated they would rather receive a voucher than return to a new Replacement Unit, as well as other design and financing considerations.

Requested Change

NNRHA has requested HUD approval to decrease the number of hard Replacement Units from 226 to 186, a reduction of 40 units, and increase the number of tenant-based HCVs from 33 to 73, which is an increase of 40 vouchers, as follows. The overall number of units remains the same.

Housing Phase	Choice Neighborhoods Replacement Units (PBV)	Affordable Units	Market Units	Total Units
Phase 1	38	33	10	81
Phase 2	34	24	13	71
Phase 3	45	24	15	84
Phase 4	45	33	34	112
Phase 5	24	19	25	68
TOTAL	186	133	97	416
HCVs	73	0	0	73
TOTAL UNITS	259	133	97	489

NNRHA has provided the following justification for approval of a change to the original Housing Plan:

- Since development of the original Housing Plan, construction costs have dramatically increased due to Covid-19 related impacts. These cost increases have contributed to projections of significant gaps in construction financing for the remaining housing phases. Updated project budgets for the remaining phases were submitted and reflect significant funding gaps.
- Since development of the original Housing Plan and the impact of Covid-19, competition for Low-Income Housing Tax Credits (LIHTC) and other public funding has significantly increased, making it harder to secure construction financing.

- The Ridley Citizen Advisory group and local officials requested that the originally planned-for multi-story senior building be eliminated as seniors prefer to live within the Ridley community, which means additional Replacement Units must be placed on the Ridley site to accommodate seniors. Further, residents have expressed a preference for lower-density housing types on Ridley Place, similar to the original townhouse lay-out, plus additional green space. Development of more townhouse units and green space on Ridley Place, plus senior units, means fewer hard Replacement Units can be accommodated, given the need to provide mixed-income housing development.

In summary, rising construction costs and limited financing, plus resident preferences, has made construction of the original number of hard units difficult to achieve, particularly given the Choice Neighborhoods grant expenditure period within which funds must be spent or will be recapture by Treasury. Therefore, NNRHA has asked to decrease the number of hard Replacement Units to be constructed and increase the number of tenant-based HCV Replacement Units, as allowed by the Choice Neighborhoods NOFA.

Tenant-based Vouchers as Replacement Housing

The FY 2018 Choice Neighborhoods Implementation Grant NOFA, section III.E.2.b, states the following: “A grantee may replace up to half of the public housing and/or assisted housing dwelling units that are demolished or disposed of under the Transformation Plan with tenant-based vouchers in housing markets where there is an adequate supply of affordable rental housing in areas of low poverty.” To be eligible for this exception to the hard-unit one-for-one replacement criteria, the target neighborhood must meet both of the following criteria:

- a. Vacancy: The target neighborhood must be located in a county/parish with a rental vacancy rate (as measured in the American Communities Survey (ACS)) that exceeds the HUD conventional range for a “balanced” rental market. HUD has determined that market to be “soft” or “loose” if rental vacancy rates in the county are greater than 5.9 percent.
- b. Voucher Dispersion: The target neighborhood must be located in a Core Based Statistical Area (CBSA) or non-CBSA County where vouchers currently in use are primarily in lower poverty neighborhoods.

According to the Choice Neighborhoods mapping tool report, the Ridley-Marshall neighborhood boundary meets both above criteria and qualifies for this exception and could have utilized up to 129 tenant-based HCVs, i.e., 50% of the number of required Replacement Units, to satisfy its one-for-one Replacement Housing requirement.

All Ridley residents have been relocated. In looking at those residents who have taken a tenant-based HCV, an analysis of residents shows that 154 or 81% of families chose to relocate to high opportunity neighborhoods with poverty rates less than 40%. In addition, 19 families relocated to Hampton, VA and five families relocated outside of Virginia.

Between July 2021 and September 30, 2021, NNRHA again surveyed former Ridley residents to determine their preference for retuning to a new Replacement Unit. A total of 231

remaining original residents were surveyed and 148 or 64% responded. Of those who responded, 53 or 36% of residents indicated they do not plan to return; 32 or 22% of residents indicated they are planning to return, and 63 or 43% indicated that they are unsure. The revised Housing Plan provides for 186 new hard Replacement Units. This provides a sufficient number of units for residents who have indicated a desire to return to a hard Replacement Unit, plus those who are uncertain or did not respond to the survey.

Approval

Given the above, HUD approves the requested change to the Housing Plan. The revised number of hard Replacement Units and tenant-based HCVs is within the parameters of the NOFA and meets the requirement for one-for-one replacement of the number of units demolished at Ridley Place, while still maintaining a mixture of income levels. Most families who have been relocated chose to move to areas of opportunity. However, as reflected in the 2021 survey undertaken by NNRHA, the change to the Housing Plan still allows for all residents who have indicated they want to return or are unsure to move to a new hard Replacement Unit, should they choose to do so.

Should you have any questions, please contact your Team Coordinator, Tess Mullen, at tess.mullen@hud.gov or (202) 402-4535. Thank you for your continuing work on revitalizing Ridley Place and the Marshall / Ridley neighborhood.

Sincerely,

Luci Ann Blackburn

Luci Ann Blackburn
Director, Choice Neighborhoods Program
Office of Public Housing Investments

Enclosure

NEWPORT NEWS HOUSING PLAN Revision #1 Approved 12-2-21							2-Dec-21
DEVELOPMENT PHASE	Start Date	Finish Date	CN Replacement Units (PBV)	Affordable (non- Replacement Units)	Un-Restricted Units (market)	TOTAL UNITS	
Ph 1A Jefferson Ave North			17	20	6	43	
Ph 1B Jefferson Ave South			21	13	4	38	
Ph 2A Ridley North Family			34	24	13	71	
Ph 2B Ridley North Senior			0	0	0	0	
Ph 3 Ridley South			45	24	15	84	
Ph 4 Downtown 28th/Wash			45	33	34	112	
Ph 5 Downtown Superblock			24	19	25	68	
Total Rental Units			186	133	97	416	
Tenant HCVs			73			73	
TOTAL RENTAL UNITS			259	133	97	489	
Homeownership							
Ph 2A Ridley North			0	0	7	7	
Ph 3 Ridley South			0	0	17	17	
Total Homeownership Units			0	0	24	24	
TOTAL HOUSING PLAN			259	133	121	513	
Bedroom Configuration of all Units							
The following chart is for all units. This chart counts the number of units by bedroom type.							
ALL UNITS	1 BED UNIT	2 BED UNIT	3 BED UNIT	4 BED UNIT	TOTAL UNITS		
Ph 1A Jefferson Ave North	7	27	9	0	43		
Ph 1B Jefferson Ave South	14	21	3	0	38		
Ph 2A Ridley North Family	11	39	19	2	71		
Ph 2B Ridley North Senior					0		
Ph 3 Ridley South	20	41	22	1	84		
Ph 4 Downtown 28th/Wash	59	31	22	0	112		
Ph 5 Downtown Superblock	39	23	6	0	68		
Total Rental Units	150	182	81	3	416		
Ph 2A Ridley North Home Own	0	0	7	0	7		
Ph 3 Ridley South Home Own	0	0	17	0	17		
Total Home Own Units	0	0	24	0	24		
Bedroom Configuration of Replacement Units ONLY							
The following chart is for Choice Replacement Units only. This chart counts the number of units by bedroom type.							
REPLACEMENT UNITS	1 BED UNIT	2 BED UNIT	3 BED UNIT	4 BED UNIT	TOTAL UNITS		
Ph 1A Jefferson Ave North	2	9	6	0	17		
Ph 1B Jefferson Ave South	1	18	2	0	21		
Ph 2A Ridley North Family	8	20	4	2	34		
Ph 2B Ridley North Senior					0		
Ph 3 Ridley South	10	22	12	1	45		
Ph 4 Downtown 28th/Wash	1	23	21	0	45		
Ph 5 Downtown Superblock	0	18	6	0	24		
Total New Replacement Units	22	110	51	3	186		
Original # Units At Ridley	29	146	66	18	259		
Difference New to Old	-7	-36	-15	-15	-73		
This is the 33 TBV's approved in plan plus an additional 40 TPVs							
Original Unit Mix							
Number of 1 bedroom units							
Number of 2 bedroom units							
Number of 3 bedroom units							
Number of 4 bedroom units							
29							
146							
66							
18							
259							
Number of target households at application							
Number of nondwelling units							
4							
243							

This is the 33 TBV's approved in plan plus an additional 40 TPV's

This chart counts the number of bedrooms, 11 three-bedrooms equals 33 bedrooms.

U.S. Department of Housing and Urban Development
Washington, DC 20410-0100

11/15/2021

REAL ESTATE ASSESSMENT CENTER

685744 / 800243119

Cypress Terrace
25 Teardrop Lane
Newport News, VA 23608 -1582

Dear Owner:

Enclosed with this letter/electronic file is the latest Physical Inspection Summary Report for your property. An inspector, certified by HUD in the use of the inspection protocol, performed the inspection. The report includes property and ownership profile information and shows each deficiency observed during the inspection. Also enclosed is a short description of the elements of the report to assist you in interpretation.

The physical inspection was completed pursuant to HUD regulations at 24 CFR Part 5 and Part 200. You may review the regulations at any time from the Real Estate Assessment Center (REAC) web site at <http://www.hud.gov/offices/reac>. This site provides information about REAC and the physical inspection process and allows you to download a free copy of the inspection software and view deficiency definitions.

If the inspector noted any exigent health and safety (EH&S) deficiencies at the time of the inspection, you or your representative received a report listing those deficiencies. HUD requires you to immediately correct or mitigate all such deficiencies and report your actions within three (3) business days of receipt of the report. If you have not already done so, please provide the local HUD Office of Housing with a certification, on your letterhead, that these exigent items have been corrected. You must use the language in the enclosed certification to report completion of the EH&S deficiencies. If your property is assigned to a Performance Based Contract Administrator (PB-CA), your certification should be sent to the PB-CA and not to the local HUD office. If the loan is under the 232 program, your certification should be sent to the Account Executive with the Office of Healthcare Programs (OHP). Do not send your report to REAC.

Because your property received a score of 60 or above, HUD requires that you note and correct all deficiencies as part of your ongoing maintenance program. If there are any special requirements for your property, the local Office of Housing or PB-CA having jurisdiction will contact you. If, you are still working to complete approved work under an earlier PC or formal Plan of Action (PA), or you have not yet certified completion of a PC or PA, the Office of Housing requires that you contact the local HUD Office of Housing to discuss this inspection and its relationship to work in progress, or, if a 232 loan, the local OHP. If the mortgage on your property is insured by HUD/FHA, please provide copies of all correspondence regarding this inspection to your mortgagee.

If your property had any EH&S deficiencies, and you fail to correct all of these deficiencies within the required timeframe, or falsely certify to repairs made, these noncompliance issues may adversely affect your eligibility for participation in HUD programs. Under HUD's Previous Participation Review and Clearance procedure, these non-compliance issues constitute a standard for disapproval pursuant to 24 CFR Section 200.230(c)(3) and HUD Handbook 4065.1 REV-1, paragraph 2-1(D)(1)(b). Under these circumstances, a flag (disqualifying entry) will be

placed in the Active Partner Performance Systems (APPS) in accordance with the textual "NOTE" at the conclusion of paragraph 2-1(D)(1) of the above referenced handbook. This letter is the only notice that you will receive of the placing of a flag in the APPS for noncompliance.

We appreciate your cooperation during the inspection, and remind you of your ongoing responsibility to maintain this property in a manner that is decent, safe, sanitary and in good repair.

Thank you for your cooperation.

Sincerely,

SAMUEL TUFFOUR

PROGRAM MANAGER, PHYSICAL ASSESSMENT
SUBSYSTEM

Real Estate Assessment Center

Enclosures

Inspection Summary Report (POA) for Inspection #685744

Inspection Snapshot

Inspection ID:	685744	Inspection Time:	08:51 AM - 02:21 PM
Inspection Start		Inspection End	
Date:	11/15/2021	Date:	11/15/2021
Property ID:	800243119	Property Type:	Multifamily
Property Name:	Cypress Terrace		
Inspection State:	Successful	Score:	97b*



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

OFFICE OF PUBLIC AND INDIAN HOUSING

December 10, 2021

Ms. Karen R. Wilds
Executive Director
Newport News Redevelopment and Housing Authority
P.O. Box 797
Newport News, VA 23607

Ms. Cynthia D. Rohlf
City Manager
City of Newport News
2400 Washington Avenue
10th Floor, City Hall
Newport News, VA 23607

SUBJECT: Demolition Approval: Ridley Place Apartments
Project Number: VA003000304
Choice Neighborhoods Grant Number: VA3F003CNG118

Dear Ms. Wilds and Ms. Rohlf:

At the request of the Newport News Redevelopment and Housing Authority (Authority), the Department of Housing and Urban Development (HUD) hereby approves demolition of all 259 public housing units and ancillary buildings at the Ridley Place public housing development. The Authority may proceed with demolition, subject to the following conditions.

Demolition of Ridley Place is included as part of the HUD approved Transformation Plan for the Marshall-Ridley Choice Neighborhoods project. Demolition approval is given pursuant to Section 24(g) of the 1937 Housing Act, which allows for demolition of severely distressed public housing pursuant to a revitalization plan.

Units to be Demolished: There are 259 units of public housing in 38 dwelling structures identified in the PIH Information Center (PIC) for Ridley Place. There are also two non-dwelling structures identified in PIC which are being used as a community/leasing center and a childcare facility.

All 259 units and the two non-residential buildings will be demolished in one phase, as shown on the following chart. Enclosed with this letter is a list of specific units to be

demolished, identified by building address, unit address, and unit number, plus a map identifying the buildings.

DEMOLITION PHASE	# UNITS DEMOLISHED	PLANNED SCHEDULE
Phase 1 of demolition	259 residential units 38 residential buildings 2 non-dwelling structures	Start: December 2021 Complete: July 2022

Redevelopment Requirements: Upon demolition, the Authority must comply with the redevelopment requirements of the Choice Neighborhoods Implementation Grant Notice of Funding Availability (NOFA) and the approved Housing Plan, which includes the requirement to replace the same number of bedrooms as demolished. Please work with the Choice Neighborhoods Housing Specialist to assure compliance.

Environmental Assessment: The HUD environmental review, which includes demolition, was completed by the City of Newport News, pursuant to 24 CFR part 58. The Public Housing Director at the HUD Richmond, VA Field Office executed the Authority to Use Grant Funds (HUD-7015.16) on December 2, 2021.

PIC: All public housing units approved for demolition must be identified in PIC. The Authority must enter the data in the PIC Inventory Removals module under “Choice Neighborhoods Demo.” Please contact your Housing Specialist before moving forward to ensure that units are appropriately entered.

Disposition: Note that prior to any disposition of the Ridley Place property or any part of the property, the Authority must first secure disposition approval from the HUD Special Applications Center (SAC) by submitting information in the Inventory Removals module of PIC under “Choice Neighborhoods Dispo.” Again, please contact your Housing Specialist prior to submitting your application.

Monitoring: In addition to keeping your Choice Neighborhoods Team informed, the Authority is required to keep the Public Housing Director at the Richmond, VA Field Office informed of the status of demolition (i.e., delays, actual demolition start or other problems). When demolition is complete, please submit a report to the Field Office confirming completion and certifying compliance with all applicable requirements. Files sufficient for audit purposes must be maintained by the Authority and made available to HUD upon request.

Should you have any questions regarding the demolition process, please contact Luci Blackburn at luciann.blackburn@hud.gov.

Sincerely,

A handwritten signature in dark ink, appearing to read "R. E. Mulderig". The signature is written in a cursive style with a large, looping "R" and a distinct "E".

Robert E. Mulderig
Deputy Assistant Secretary
Office of Public Housing Investments

Enclosures

cc: Robert F. Davenport, PIH Richmond Field Office

	Building Number	Relocation Phase	Demolition Phase	Entrance Number	Unit Number	Unit Address	BedRoom Count	Unit Designation	ACC Unit Indicator
1	R1	1	1	1	041104	609 16TH STNEWPORT NEWS	2	General Occupancy	Yes
2	R1	1	1	2	041105	1602 JEFFERSON AVENUEWPORT NEWS	2	General Occupancy	Yes
3	R1	1	1	3	041106	1604 JEFFERSON AVENUEWPORT NEWS	2	General Occupancy	Yes
4	R1	1	1	4	041107	1606 JEFFERSON AVENUEWPORT NEWS	2	General Occupancy	Yes
5	R1	1	1	5	041108	1608 JEFFERSON AVENUEWPORT NEWS	2	General Occupancy	Yes
6	R1	1	1	6	041109	1610 JEFFERSON AVENUEWPORT NEWS	2	General Occupancy	Yes
7	R1	1	1	7	041110	1612 JEFFERSON AVENUEWPORT NEWS	2	General Occupancy	Yes
8	R1	1	1	8	041111	1614 JEFFERSON AVENUEWPORT NEWS	2	General Occupancy	Yes
9	R2	1	1	8	041112	625 16TH STNEWPORT NEWS	3	General Occupancy	Yes
10	R2	1	1	7	041113	623 16TH STNEWPORT NEWS	2	General Occupancy	Yes
11	R2	1	1	6	041114	621 16TH STNEWPORT NEWS	3	General Occupancy	Yes
12	R2	1	1	5	041115	619 16TH STNEWPORT NEWS	3	General Occupancy	Yes
13	R2	1	1	4	041116	617 16TH STNEWPORT NEWS	3	General Occupancy	Yes
14	R2	1	1	3	041117	615 16TH STNEWPORT NEWS	3	General Occupancy	Yes
15	R2	1	1	2	041118	613 16TH STNEWPORT NEWS	2	General Occupancy	Yes
16	R2	1	1	1	041119	611 16TH STNEWPORT NEWS	3	Non-Dwelling	Yes
17	R3	1	1	8	041120	634 18TH STNEWPORT NEWS	2	General Occupancy	Yes
18	R3	1	1	7	041121	632 18TH STNEWPORT NEWS	2	General Occupancy	Yes
19	R3	1	1	6	041122	630 18TH STNEWPORT NEWS	2	General Occupancy	Yes
20	R3	1	1	5	041123	628 18TH STNEWPORT NEWS	2	General Occupancy	Yes
21	R3	1	1	4	041124	626 18TH STNEWPORT NEWS	2	General Occupancy	Yes
22	R3	1	1	3	041125	624 18TH STNEWPORT NEWS	2	General Occupancy	Yes
23	R3	1	1	2	041126	622 18TH STNEWPORT NEWS	2	General Occupancy	Yes

	Building Number	Relocation Phase	Demolition Phase	Entrance Number	Unit Number	Unit Address	BedRoom Count	Unit Designation	ACC Unit Indicator
24	R3	1	1	1	041127	620 18TH STNEWPORT NEWS	2	General Occupancy	Yes
25	R4	1	1	1	041128	636 18TH STNEWPORT NEWS	4	General Occupancy	Yes
26	R4	1	1	2	041129	638 18TH STNEWPORT NEWS	1	General Occupancy	Yes
27	R4	1	1	3	041130	640 18TH STNEWPORT NEWS	4	General Occupancy	Yes
28	R5	1	1	1	041131	642 18TH STNEWPORT NEWS	3	General Occupancy	Yes
29	R5	1	1	8	041132	1719 IVY AVENUEPORT NEWS	2	General Occupancy	Yes
30	R5	1	1	7	041133	1717 IVY AVENUEPORT NEWS	3	General Occupancy	Yes
31	R5	1	1	6	041134	1715 IVY AVENUEPORT NEWS	3	General Occupancy	Yes
32	R5	1	1	5	041135	1713 IVY AVENUEPORT NEWS	3	General Occupancy	Yes
33	R5	1	1	4	041136	1711 IVY AVENUEPORT NEWS	3	General Occupancy	Yes
34	R5	1	1	3	041137	1709 IVY AVENUEPORT NEWS	2	General Occupancy	Yes
35	R5	1	1	2	041138	1707 IVY AVENUEPORT NEWS	3	General Occupancy	Yes
36	R6	1	1	3	041139	1705 IVY AVENUEPORT NEWS	4	General Occupancy	Yes
37	R6	1	1	2	041140	1703 IVY AVENUEPORT NEWS	1	General Occupancy	Yes
38	R6	1	1	1	041141	1701 IVY AVENUEPORT NEWS	4	General Occupancy	Yes
39	R7	1	1	1	041142	1617 IVY AVENUEPORT NEWS	4	General Occupancy	Yes
40	R7	1	1	2	041143	1619 IVY AVENUEPORT NEWS	1	General Occupancy	Yes
41	R7	1	1	3	041144	1621 IVY AVENUEPORT NEWS	4	General Occupancy	Yes
42	R8	1	1	8	041145	641 16TH STNEWPORT NEWS	2	General Occupancy	Yes
43	R8	1	1	7	041146	639 16TH STNEWPORT NEWS	2	General Occupancy	Yes

	Building Number	Relocation Phase	Demolition Phase	Entrance Number	Unit Number	Unit Address	BedRoom Count	Unit Designation	ACC Unit Indicator
44	R8	1	1	6	041147	637 16TH STNEWPORT NEWS	2	General Occupancy	Yes
45	R8	1	1	5	041148	635 16TH STNEWPORT NEWS	2	General Occupancy	Yes
46	R8	1	1	4	041149	633 16TH STNEWPORT NEWS	2	General Occupancy	Yes
47	R8	1	1	3	041150	631 16TH STNEWPORT NEWS	2	General Occupancy	Yes
48	R8	1	1	2	041151	629 16TH STNEWPORT NEWS	2	General Occupancy	Yes
49	R8	1	1	1	041152	627 16TH STNEWPORT NEWS	2	General Occupancy	Yes
50	R9	1	1	1	041153	643 16TH STNEWPORT NEWS	4	General Occupancy	Yes
51	R9	1	1	2	041154	645 16TH STNEWPORT NEWS	1	General Occupancy	Yes
52	R9	1	1	3	041155	647 16TH STNEWPORT NEWS	4	General Occupancy	Yes
53	R10	1	1	8	041156	1615 IVY AVENUEPORT NEWS	3	General Occupancy	Yes
54	R10	1	1	7	041157	1613 IVY AVENUEPORT NEWS	2	General Occupancy	Yes
55	R10	1	1	6	041158	1611 IVY AVENUEPORT NEWS	3	General Occupancy	Yes
56	R10	1	1	5	041159	1609 IVY AVENUEPORT NEWS	3	General Occupancy	Yes
57	R10	1	1	4	041160	1607 IVY AVENUEPORT NEWS	3	General Occupancy	Yes
58	R10	1	1	3	041161	1605 IVY AVENUEPORT NEWS	3	General Occupancy	Yes
59	R10	1	1	2	041162	1603 IVY AVENUEPORT NEWS	2	General Occupancy	Yes
60	R10	1	1	1	041163	649 16TH STNEWPORT NEWS	3	General Occupancy	Yes
N/A	R40	1	1	1	no unit # associated w/this building entrance	618 18TH STREETNEWPORT NEWS		Non-Dwelling Structure	
N/A	R41	1	1	1	no unit # associated w/this building entrance	618 18TH STREETNEWPORT NEWS		Non-Dwelling Structure	
61	R11	2	1	8	041164	1563 IVY AVENUEPORT NEWS	3	General Occupancy	Yes
62	R11	2	1	7	041165	1561 IVY AVENUEPORT NEWS	2	General Occupancy	Yes
63	R11	2	1	6	041166	1559 IVY AVENUEPORT NEWS	3	General Occupancy	Yes

	Building Number	Relocation Phase	Demolition Phase	Entrance Number	Unit Number	Unit Address	BedRoom Count	Unit Designation	ACC Unit Indicator
64	R11	2	1	5	041167	1557 IVY AVENUEPORT NEWS	3	General Occupancy	Yes
65	R11	2	1	4	041168	1555 IVY AVENUEPORT NEWS	3	General Occupancy	Yes
66	R11	2	1	3	041169	1553 IVY AVENUEPORT NEWS	3	General Occupancy	Yes
67	R11	2	1	2	041170	1551 IVY AVENUEPORT NEWS	2	General Occupancy	Yes
68	R11	2	1	1	041171	1549 IVY AVENUEPORT NEWS	3	General Occupancy	Yes
69	R12	2	1	8	041172	636 16TH STNEWPORT NEWS	2	General Occupancy	Yes
70	R12	2	1	7	041173	634 16TH STNEWPORT NEWS	2	General Occupancy	Yes
71	R12	2	1	6	041174	632 16TH STNEWPORT NEWS	2	General Occupancy	Yes
72	R12	2	1	5	041175	630 16TH STNEWPORT NEWS	2	General Occupancy	Yes
73	R12	2	1	4	041176	628 16TH STNEWPORT NEWS	2	General Occupancy	Yes
74	R12	2	1	3	041177	626 16TH STNEWPORT NEWS	2	General Occupancy	Yes
75	R12	2	1	2	041178	624 16TH STNEWPORT NEWS	2	General Occupancy	Yes
76	R12	2	1	1	041179	622 16TH STNEWPORT NEWS	2	General Occupancy	Yes
77	R13	2	1	1	041180	638 16TH STNEWPORT NEWS	4	General Occupancy	Yes
78	R13	2	1	2	041181	640 16TH STNEWPORT NEWS	1	General Occupancy	Yes
79	R13	2	1	3	041182	642 16TH STNEWPORT NEWS	4	General Occupancy	Yes
80	R14	2	1	1	041183	616 16TH STNEWPORT NEWS	4	General Occupancy	Yes
81	R14	2	1	2	041184	618 16TH STNEWPORT NEWS	1	General Occupancy	Yes
82	R14	2	1	3	041185	620 16TH STNEWPORT NEWS	4	General Occupancy	Yes
83	R15	2	1	1	041186	601 RIDLEY CIRCLENEWPORT NEWS	3	General Occupancy	Yes
84	R15	2	1	2	041187	603 RIDLEY CIRCLENEWPORT NEWS	2	General Occupancy	Yes
85	R15	2	1	3	041188	605 RIDLEY CIRCLENEWPORT NEWS	3	General Occupancy	Yes

	Building Number	Relocation Phase	Demolition Phase	Entrance Number	Unit Number	Unit Address	BedRoom Count	Unit Designation	ACC Unit Indicator
86	R15	2	1	4	041189	607 RIDLEY CIRCLENEWPORT NEWS	3	General Occupancy	Yes
87	R15	2	1	5	041190	609 RIDLEY CIRCLENEWPORT NEWS	3	General Occupancy	Yes
88	R15	2	1	6	041191	611 RIDLEY CIRCLENEWPORT NEWS	3	General Occupancy	Yes
89	R15	2	1	7	041192	613 RIDLEY CIRCLENEWPORT NEWS	2	General Occupancy	Yes
90	R15	2	1	8	041193	615 RIDLEY CIRCLENEWPORT NEWS	3	General Occupancy	Yes
91	R42	2	1	3	041194	614 16TH STNEWPORT NEWS	4	Non-Dwelling	Yes
92	R42	2	1	2	041195	612 16TH STNEWPORT NEWS	1	Non-Dwelling	Yes
93	R42	2	1	1	041196	610 16TH STNEWPORT NEWS	4	Non-Dwelling	Yes
94	R16	2	1	8	041197	1540 JEFFERSON AVENEWPORT NEWS	1	General Occupancy	Yes
95	R16	2	1	7	041198	1538 JEFFERSON AVENEWPORT NEWS	1	General Occupancy	Yes
96	R16	2	1	6	041199	1536 JEFFERSON AVENEWPORT NEWS	2	General Occupancy	Yes
97	R16	2	1	5	041200	1534 JEFFERSON AVENEWPORT NEWS	2	General Occupancy	Yes
98	R16	2	1	4	041201	1532 JEFFERSON AVENEWPORT NEWS	2	General Occupancy	Yes
99	R16	2	1	3	041202	1530 JEFFERSON AVENEWPORT NEWS	2	General Occupancy	Yes
100	R16	2	1	2	041203	1528 JEFFERSON AVENEWPORT NEWS	1	General Occupancy	Yes
101	R16	2	1	1	041204	1526 JEFFERSON AVENEWPORT NEWS	1	General Occupancy	Yes
102	R17	2	1	1	041205	617 RIDLEY CIRCLENEWPORT NEWS	1	General Occupancy	Yes
103	R17	2	1	2	041206	619 RIDLEY CIRCLENEWPORT NEWS	1	General Occupancy	Yes
104	R17	2	1	3	041207	621 RIDLEY CIRCLENEWPORT NEWS	2	General Occupancy	Yes
105	R17	2	1	4	041208	623 RIDLEY CIRCLENEWPORT NEWS	2	General Occupancy	Yes
106	R17	2	1	5	041209	625 RIDLEY CIRCLENEWPORT NEWS	2	General Occupancy	Yes
107	R17	2	1	6	041210	627 RIDLEY CIRCLENEWPORT NEWS	2	General Occupancy	Yes

	Building Number	Relocation Phase	Demolition Phase	Entrance Number	Unit Number	Unit Address	BedRoom Count	Unit Designation	ACC Unit Indicator
108	R17	2	1	7	041211	629 RIDLEY CIRCLE NEWPORT NEWS	1	General Occupancy	Yes
109	R17	2	1	8	041212	631 RIDLEY CIRCLE NEWPORT NEWS	1	General Occupancy	Yes
110	R18	2	1	1	041213	1533 IVY AVENUE NEWPORT NEWS	2	General Occupancy	Yes
111	R18	2	1	2	041214	1535 IVY AVENUE NEWPORT NEWS	2	General Occupancy	Yes
112	R18	2	1	3	041215	1537 IVY AVENUE NEWPORT NEWS	2	General Occupancy	Yes
113	R18	2	1	4	041216	1539 IVY AVENUE NEWPORT NEWS	2	General Occupancy	Yes
114	R18	2	1	5	041217	1541 IVY AVENUE NEWPORT NEWS	2	General Occupancy	Yes
115	R18	2	1	6	041218	1543 IVY AVENUE NEWPORT NEWS	2	General Occupancy	Yes
116	R18	2	1	7	041219	1545 IVY AVENUE NEWPORT NEWS	2	General Occupancy	Yes
117	R18	2	1	8	041220	1547 IVY AVENUE NEWPORT NEWS	2	General Occupancy	Yes
118	R19	2	1	1	041221	1517 IVY AVENUE NEWPORT NEWS	2	General Occupancy	Yes
119	R19	2	1	2	041222	1519 IVY AVENUE NEWPORT NEWS	2	General Occupancy	Yes
120	R19	2	1	3	041223	1521 IVY AVENUE NEWPORT NEWS	2	General Occupancy	Yes
121	R19	2	1	4	041224	1523 IVY AVENUE NEWPORT NEWS	2	General Occupancy	Yes
122	R19	2	1	5	041225	1525 IVY AVENUE NEWPORT NEWS	2	General Occupancy	Yes
123	R19	2	1	6	041226	1527 IVY AVENUE NEWPORT NEWS	2	General Occupancy	Yes
124	R19	2	1	7	041227	1529 IVY AVENUE NEWPORT NEWS	2	General Occupancy	Yes
125	R19	2	1	8	041228	1531 IVY AVENUE NEWPORT NEWS	2	General Occupancy	Yes
126	R20	2	1	1	041229	633 RIDLEY CIRCLE NEWPORT NEWS	1	General Occupancy	Yes
127	R20	2	1	2	041230	635 RIDLEY CIRCLE NEWPORT NEWS	1	General Occupancy	Yes
128	R20	2	1	3	041231	637 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
129	R20	2	1	4	041232	639 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes

	Building Number	Relocation Phase	Demolition Phase	Entrance Number	Unit Number	Unit Address	BedRoom Count	Unit Designation	ACC Unit Indicator
130	R20	2	1	5	041233	641 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
131	R20	2	1	6	041234	643 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
132	R20	2	1	7	041235	645 RIDLEY CIRCLE NEWPORT NEWS	1	General Occupancy	Yes
133	R20	2	1	8	041236	647 RIDLEY CIRCLE NEWPORT NEWS	1	General Occupancy	Yes
134	R21	2	1	1	041237	649 RIDLEY CIRCLE NEWPORT NEWS	4	General Occupancy	Yes
135	R21	2	1	2	041238	651 RIDLEY CIRCLE NEWPORT NEWS	1	General Occupancy	Yes
136	R21	2	1	3	041239	653 RIDLEY CIRCLE NEWPORT NEWS	4	General Occupancy	Yes
137	R22	2	1	1	041240	655 RIDLEY CIRCLE NEWPORT NEWS	3	General Occupancy	Yes
138	R22	2	1	2	041241	657 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
139	R22	2	1	3	041242	659 RIDLEY CIRCLE NEWPORT NEWS	3	General Occupancy	Yes
140	R22	2	1	4	041243	661 RIDLEY CIRCLE NEWPORT NEWS	3	General Occupancy	Yes
141	R23	2	1	1	041244	663 RIDLEY CIRCLE NEWPORT NEWS	1	General Occupancy	Yes
142	R23	2	1	2	041245	665 RIDLEY CIRCLE NEWPORT NEWS	1	General Occupancy	Yes
143	R23	2	1	3	041246	667 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
144	R23	2	1	4	041247	669 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
145	R23	2	1	5	041248	671 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
146	R23	2	1	6	041249	673 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
147	R23	2	1	7	041250	675 RIDLEY CIRCLE NEWPORT NEWS	1	General Occupancy	Yes
148	R23	2	1	8	041251	677 RIDLEY CIRCLE NEWPORT NEWS	1	General Occupancy	Yes
149	R24	2	1	1	041252	679 RIDLEY CIRCLE NEWPORT NEWS	3	General Occupancy	Yes
150	R24	2	1	2	041253	681 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
151	R24	2	1	3	041254	683 RIDLEY CIRCLE NEWPORT NEWS	3	General Occupancy	Yes

	Building Number	Relocation Phase	Demolition Phase	Entrance Number	Unit Number	Unit Address	BedRoom Count	Unit Designation	ACC Unit Indicator
152	R24	2	1	4	041255	685 RIDLEY CIRCLE NEWPORT NEWS	3	General Occupancy	Yes
153	R25	2	1	8	041256	1515 IVY AVENUE NEWPORT NEWS	3	General Occupancy	Yes
154	R25	2	1	7	041257	1513 IVY AVENUE NEWPORT NEWS	2	General Occupancy	Yes
155	R25	2	1	6	041258	1511 IVY AVENUE NEWPORT NEWS	3	General Occupancy	Yes
156	R25	2	1	5	041259	1509 IVY AVENUE NEWPORT NEWS	3	General Occupancy	Yes
157	R25	2	1	4	041260	1507 IVY AVENUE NEWPORT NEWS	3	General Occupancy	Yes
158	R25	2	1	3	041261	1503 IVY AVENUE NEWPORT NEWS	3	General Occupancy	Yes
159	R25	2	1	2	041262	1501 IVY AVENUE NEWPORT NEWS	2	General Occupancy	Yes
160	R25	2	1	1	041263	687 RIDLEY CIRCLE NEWPORT NEWS	3	General Occupancy	Yes
161	R26	3	1	1	041264	682 RIDLEY CIRCLE NEWPORT NEWS	3	General Occupancy	Yes
162	R26	3	1	8	041265	1247 IVY AVENUE NEWPORT NEWS	2	General Occupancy	Yes
163	R26	3	1	7	041266	694 RIDLEY CIRCLE NEWPORT NEWS	3	General Occupancy	Yes
164	R26	3	1	6	041267	692 RIDLEY CIRCLE NEWPORT NEWS	3	General Occupancy	Yes
165	R26	3	1	5	041268	690 RIDLEY CIRCLE NEWPORT NEWS	3	General Occupancy	Yes
166	R26	3	1	4	041269	688 RIDLEY CIRCLE NEWPORT NEWS	3	General Occupancy	Yes
167	R26	3	1	3	041270	686 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
168	R26	3	1	2	041271	684 RIDLEY CIRCLE NEWPORT NEWS	3	General Occupancy	Yes
169	R27	3	1	1	041272	682 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
170	R27	3	1	2	041273	684 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
171	R27	3	1	3	041274	686 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
172	R27	3	1	4	041275	688 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
173	R27	3	1	5	041276	690 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes

	Building Number	Relocation Phase	Demolition Phase	Entrance Number	Unit Number	Unit Address	BedRoom Count	Unit Designation	ACC Unit Indicator
174	R27	3	1	6	041277	692 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
175	R27	3	1	7	041278	694 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
176	R27	3	1	8	041279	696 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
177	R28	3	1	1	041280	666 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
178	R28	3	1	2	041281	668 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
179	R28	3	1	3	041282	670 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
180	R28	3	1	4	041283	672 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
181	R28	3	1	5	041284	674 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
182	R28	3	1	6	041285	676 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
183	R28	3	1	7	041286	678 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
184	R28	3	1	8	041287	680 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
185	R29	3	1	1	041288	650 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
186	R29	3	1	2	041289	652 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
187	R29	3	1	3	041290	654 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
188	R29	3	1	4	041291	656 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
189	R29	3	1	5	041292	658 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
190	R29	3	1	6	041293	660 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
191	R29	3	1	7	041294	662 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
192	R29	3	1	8	041295	664 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
193	R30	3	1	1	041296	634 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
194	R30	3	1	2	041297	636 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes
195	R30	3	1	3	041298	638 RIDLEY CIRCLE NEWPORT NEWS	2	General Occupancy	Yes

	Building Number	Relocation Phase	Demolition Phase	Entrance Number	Unit Number	Unit Address	BedRoom Count	Unit Designation	ACC Unit Indicator
196	R30	3	1	4	041299	640 RIDLEY CIRLCENEWPORT NEWS	2	General Occupancy	Yes
197	R30	3	1	5	041300	642 RIDLEY CIRLCENEWPORT NEWS	2	General Occupancy	Yes
198	R30	3	1	6	041301	644 RIDLEY CIRLCENEWPORT NEWS	2	General Occupancy	Yes
199	R30	3	1	7	041302	646 RIDLEY CIRLCENEWPORT NEWS	2	General Occupancy	Yes
200	R30	3	1	8	041303	648 RIDLEY CIRLCENEWPORT NEWS	2	General Occupancy	Yes
201	R31	3	1	1	041304	618 RIDLEY CIRLCENEWPORT NEWS	3	General Occupancy	Yes
202	R31	3	1	2	041305	620 RIDLEY CIRLCENEWPORT NEWS	2	General Occupancy	Yes
203	R31	3	1	3	041306	622 RIDLEY CIRLCENEWPORT NEWS	3	General Occupancy	Yes
204	R31	3	1	4	041307	624 RIDLEY CIRLCENEWPORT NEWS	3	General Occupancy	Yes
205	R31	3	1	5	041308	626 RIDLEY CIRLCENEWPORT NEWS	3	General Occupancy	Yes
206	R31	3	1	6	041309	628 RIDLEY CIRLCENEWPORT NEWS	3	General Occupancy	Yes
207	R31	3	1	7	041310	630 RIDLEY CIRLCENEWPORT NEWS	2	General Occupancy	Yes
208	R31	3	1	8	041311	632 RIDLEY CIRLCENEWPORT NEWS	3	General Occupancy	Yes
209	R32	3	1	1	041312	602 RIDLEY CIRLCENEWPORT NEWS	2	General Occupancy	Yes
210	R32	3	1	2	041313	604 RIDLEY CIRLCENEWPORT NEWS	2	General Occupancy	Yes
211	R32	3	1	3	041314	606 RIDLEY CIRLCENEWPORT NEWS	2	General Occupancy	Yes
212	R32	3	1	4	041315	608 RIDLEY CIRLCENEWPORT NEWS	2	General Occupancy	Yes
213	R32	3	1	5	041316	610 RIDLEY CIRLCENEWPORT NEWS	2	General Occupancy	Yes
214	R32	3	1	6	041317	612 RIDLEY CIRLCENEWPORT NEWS	2	General Occupancy	Yes
215	R32	3	1	7	041318	614 RIDLEY CIRLCENEWPORT NEWS	2	General Occupancy	Yes
216	R32	3	1	8	041319	616 RIDLEY CIRLCENEWPORT NEWS	2	General Occupancy	Yes
217	R33	3	1	8	041320	635 12TH STNEWPORT NEWS	2	General Occupancy	Yes

	Building Number	Relocation Phase	Demolition Phase	Entrance Number	Unit Number	Unit Address	BedRoom Count	Unit Designation	ACC Unit Indicator
218	R33	3	1	7	041321	633 12TH STNEWPORT NEWS	2	General Occupancy	Yes
219	R33	3	1	6	041322	631 12TH STNEWPORT NEWS	2	General Occupancy	Yes
220	R33	3	1	5	041323	629 12TH STNEWPORT NEWS	2	General Occupancy	Yes
221	R33	3	1	4	041324	627 12TH STNEWPORT NEWS	2	General Occupancy	Yes
222	R33	3	1	3	041325	625 12TH STNEWPORT NEWS	2	General Occupancy	Yes
223	R33	3	1	2	041326	623 12TH STNEWPORT NEWS	2	General Occupancy	Yes
224	R33	3	1	1	041327	619 12TH STNEWPORT NEWS	2	General Occupancy	Yes
225	R34	3	1	8	041328	651 12TH STNEWPORT NEWS	2	General Occupancy	Yes
226	R34	3	1	7	041329	649 12TH STNEWPORT NEWS	2	General Occupancy	Yes
227	R34	3	1	6	041330	647 12TH STNEWPORT NEWS	2	General Occupancy	Yes
228	R34	3	1	5	041331	645 12TH STNEWPORT NEWS	2	General Occupancy	Yes
229	R34	3	1	4	041332	643 12TH STNEWPORT NEWS	2	General Occupancy	Yes
230	R34	3	1	3	041333	641 12TH STNEWPORT NEWS	2	General Occupancy	Yes
231	R34	3	1	2	041334	639 12TH STNEWPORT NEWS	2	General Occupancy	Yes
232	R34	3	1	1	041335	637 12TH STNEWPORT NEWS	2	General Occupancy	Yes
233	R35	3	1	8	041336	667 12TH STNEWPORT NEWS	3	General Occupancy	Yes
234	R35	3	1	7	041337	665 12TH STNEWPORT NEWS	2	General Occupancy	Yes
235	R35	3	1	6	041338	663 12TH STNEWPORT NEWS	3	General Occupancy	Yes
236	R35	3	1	5	041339	661 12TH STNEWPORT NEWS	3	General Occupancy	Yes
237	R35	3	1	4	041340	659 12TH STNEWPORT NEWS	3	General Occupancy	Yes
238	R35	3	1	3	041341	657 12TH STNEWPORT NEWS	3	General Occupancy	Yes
239	R35	3	1	2	041342	655 12TH STNEWPORT NEWS	2	General Occupancy	Yes

	Building Number	Relocation Phase	Demolition Phase	Entrance Number	Unit Number	Unit Address	BedRoom Count	Unit Designation	ACC Unit Indicator
240	R35	3	1	1	041343	653 12TH STNEWPORT NEWS	3	General Occupancy	Yes
241	R36	3	1	8	041344	683 12TH STNEWPORT NEWS	3	General Occupancy	Yes
242	R36	3	1	7	041345	681 12TH STNEWPORT NEWS	2	General Occupancy	Yes
243	R36	3	1	6	041346	679 12TH STNEWPORT NEWS	3	General Occupancy	Yes
244	R36	3	1	5	041347	677 12TH STNEWPORT NEWS	3	General Occupancy	Yes
245	R36	3	1	4	041348	675 12TH STNEWPORT NEWS	3	General Occupancy	Yes
246	R36	3	1	3	041349	673 12TH STNEWPORT NEWS	3	General Occupancy	Yes
247	R36	3	1	2	041350	671 12TH STNEWPORT NEWS	2	General Occupancy	Yes
248	R36	3	1	1	041351	669 12TH STNEWPORT NEWS	3	General Occupancy	Yes
249	R37	3	1	3	041352	1215 IVY AVENUEPORT NEWS	4	General Occupancy	Yes
250	R37	3	1	2	041353	1213 IVY AVENUEPORT NEWS	1	General Occupancy	Yes
251	R37	3	1	1	041354	1211 IVY AVENUEPORT NEWS	4	General Occupancy	Yes
252	R38	3	1	1	041355	685 12TH STNEWPORT NEWS	1	General Occupancy	Yes
253	R38	3	1	2	041356	687 12TH STNEWPORT NEWS	1	General Occupancy	Yes
254	R38	3	1	3	041357	689 12TH STNEWPORT NEWS	2	General Occupancy	Yes
255	R38	3	1	4	041358	691 12TH STNEWPORT NEWS	2	General Occupancy	Yes
256	R38	3	1	5	041359	693 12TH STNEWPORT NEWS	2	General Occupancy	Yes
257	R38	3	1	6	041360	695 12TH STNEWPORT NEWS	2	General Occupancy	Yes
258	R38	3	1	7	041361	697 12TH STNEWPORT NEWS	1	General Occupancy	Yes
259	R38	3	1	1	041362	699 12TH STNEWPORT NEWS	1	General Occupancy	Yes

ITEM NUMBER 5

New Business

- a. Consider a resolution approving Multifamily Housing Revenue Bonds Issuance Request for Denbigh Trace Apartments (Standard Denbigh Trace Venture LP)
- b. Consider a resolution approving the selection of Urban Strategies, Inc. as the People Plan Lead entity and authorizing the Executive Director to enter into a contract with Urban Strategies, Inc. for coordination and delivery of services
- c. Consider a resolution approving the Sale of Property at 520 21st Street, Newport News, VA (Development Number VA003000301)
- d. **PUBLIC HEARING** – To receive comments on the Public Housing Flat Rents Agency Plan Amendment for Fiscal Years 2021-2025 which includes the Annual Plan for Fiscal Year 2021, Housing Choice Voucher Payment Standards Agency Plan Amendment, Revision to the Admissions & Occupancy Policy and the Housing Choice Voucher Administrative Plan, the Revised Utility Allowances for Public Housing and the Section 8 HCV program and Amendment to the 5-year plan, Amendment to the Administrative Plan relating to the Issuance of Project Based Vouchers
- e. Consider a resolution authorizing the Public Housing Flat Rents – Agency Amendment
- f. Consider a resolution authorizing the Housing Choice Voucher Payment Standards – Agency Plan Amendment
- g. Consider a resolution authorizing a revision to the Admissions & Continued Occupancy Policy and the Housing Choice Voucher Administrative Plan
- h. Consider a resolution authorizing Revised Utility Allowances for Public Housing and the Section 8 HCV program and amendment to the 5-year plan
- i. Consider a resolution authorizing Charge off of Tenants' Accounts Receivable

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY**MEMORANDUM**

DATE: December 6, 2021

TO: All Members, Board of Commissioners

FROM: Karen R. Wilds, Executive Director 

SUBJECT: Multifamily Housing Revenue Bonds Issuance Request for Denbigh Trace Apartments (Standard Denbigh Trace Venture LP)

On December 3, 2021, Standard Denbigh Trace Venture LP applied to the Authority for an Inducement Resolution regarding the issuance of the Authority's Multifamily Housing Revenue Bonds not to exceed \$19,957,000 for the acquisition, rehabilitation, and equipping of the 128 unit, 9.44 acres affordable multi-family residential rental housing project known as Denbigh Trace Apartments.

The attached resolution is included for your consideration. Representatives of Standard Denbigh Trace LP and Mr. Michael Graff, bond counsel, will be in attendance to describe the proposed plan of financing and respond to questions.

The Inducement Resolution provides the Board's preliminary approval of the project and allows the applicant to begin spending money on the project which it can then reimburse from the proceeds of the ultimate bond closing. In early 2022, the Board will be asked to hold a public hearing with respect to the financing and, thereafter, the City Council will be requested to grant "public approval" of the issuance of the proposed Bonds and the plan of financing within the meaning of the applicable sections of the Virginia Code. Subject to the public hearing and City Council's subsequent action, final approval of the Authority's bond issuance would be considered at one of the Board's subsequent meetings in 2022.

Denbigh Trace Apartments are located at 13211 Ridgeview Drive, Newport News, Virginia (see attached map). The apartment community is comprised of 79 two-bedroom units, 39 three-bedroom units and 10 four-bedroom units.

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

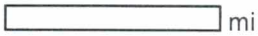
A resolution for your consideration is attached. Board approval of this proposed action is recommended.



City of Newport News, VA



0.08



City of Newport News



NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

PROPOSED RESOLUTION

Meeting Date: December 21, 2021

Agenda Item No. _____

TITLE: INDUCEMENT RESOLUTION REGARDING THE ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS FOR THE ACQUISITION, CONSTRUCTION, RENOVATION, REHABILITATION AND EQUIPPING OF THE APPROXIMATELY 128-UNIT DENBIGH TRACE APARTMENTS MULTIFAMILY HOUSING FACILITY LOCATED IN THE CITY OF NEWPORT NEWS, VIRGINIA

RESOLUTION:

WHEREAS, the Newport News Redevelopment and Housing Authority (the "Authority") is empowered, pursuant to the Virginia Housing Authorities Law, Chapter 1, Title 36 (the "Act") of the Code of Virginia of 1950, as amended (the "Virginia Code"), to issue its bonds for the purpose, among others, of financing the Plan of Finance (as hereinafter defined), located within the territorial boundaries of the City of Newport News, Virginia (the "City"); and

WHEREAS, Standard Denbigh Trace Venture LP, or an affiliate thereof controlled by such entity (the "Borrower"), has requested the Authority to agree to issue its multifamily residential rental housing revenue bonds under the Act in an amount not to exceed \$19,957,000 (the "Bonds"), the proceeds of which will be used to finance or refinance a portion of the cost of acquiring, constructing, renovating, rehabilitating and equipping an multifamily residential rental housing project consisting of 79 two-bedroom units, 39 three-bedroom units and 10 four-bedroom units, including laundry facilities, basketball court, two playgrounds, and central air conditioning, to be known as Denbigh Trace Apartments (the "Project") on approximately 9.44 acres of land located at 13211 Ridgeview Drive in Newport News, Virginia, including the financing of reserve funds as permitted by applicable law and the costs of issuance incurred in connection with the issuance of the Bonds (together with the Project, the "Plan of Finance") as permitted under the Act; and

WHEREAS, the Project shall be established and maintained as a “qualified residential rental project” within the meaning of Section 142(d) of the Internal Revenue Code of 1986, as amended (the “Code”); and

WHEREAS, preliminary plans for the Plan of Finance have been described to the Authority; and

WHEREAS, the Authority has determined that it is in the best interest of the Authority to issue the Bonds pursuant to the Act, in such amounts as may be necessary to finance the Plan of Finance.

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

1. The foregoing recitals are approved by the Authority and are incorporated in, and deemed a part of, this resolution.

2. It is hereby found and determined that the Plan of Finance will further the public purposes of the Act by assisting in providing housing to low and moderate income persons in the City.

3. It is hereby found and determined that the Project will constitute “residential building(s)” as that term is defined in the Act.

4. To induce the Borrower to undertake the Plan of Finance and maintain the Project as a “qualified residential rental project” within the meaning of Section 142(d) of the Code, the Authority hereby agrees, subject to approvals required by applicable law, to assist the Borrower in financing the Plan of Finance, including the financing of reserve funds as permitted by applicable law, by undertaking the issuance of (and hereby declares its official intent to issue) the Bonds upon the terms and conditions to be mutually agreed upon between the Authority and the Borrower. The Bonds shall be issued in form and pursuant to terms to be set by the Authority. The Bonds may be issued in one or more series at one time or from time to time, and the Bonds of any such series may be either taxable or tax-exempt for purposes of federal income taxation.

5. All other acts of the officers of the Authority that are in conformity with the purposes and intent of this resolution and in furtherance of the issuance and sale of the Bonds and the undertaking of the Plan of Finance are hereby ratified, approved and confirmed.

6. The Authority hereby designates McGuireWoods LLP, Tysons, Virginia, to serve as bond counsel (collectively, "Bond Counsel") and hereby appoints such firm to supervise the proceedings and approve the issuance of the Bonds.

7. The Authority hereby agrees, if requested, to accept the recommendation of the Borrower with respect to the appointment of a bond purchaser, placement agent or underwriter for the sale of the Bonds pursuant to the terms to be mutually agreed upon.

8. The Borrower agrees to indemnify and save 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 issuance and sale of the Bonds, such indemnification agreement to be included in the definitive documents for the Bonds.

9. All costs and expenses in connection with the financing and the Plan of Finance, including the fees and expenses of the Authority (including, without limitation, any application fee and/or origination fee and all ongoing administrative fees), Bond Counsel, counsel for the Borrower and any bond purchaser, placement agent or underwriter for the sale of the Bonds, and counsel, shall be paid from the proceeds of the Bonds (but only to the extent permitted by applicable law) or by the Borrower. If for any reason such Bonds are not issued, it is understood that all such fees and expenses shall be paid by the Borrower and that the Authority shall have no responsibility therefor.

10. The Bonds shall be limited obligations of the Authority and shall be payable solely out of revenues, receipts and payments specifically pledged therefor. Neither the commissioners, officers, agents or employees of the Authority, past, present and future, nor any person executing the Bonds, shall be liable personally on the Bonds by reason of the issuance thereof. The Bonds shall not be deemed to constitute a general obligation debt or a pledge of the faith and credit of the Commonwealth of Virginia or any political subdivision thereof, including the Authority or the City (and the Bonds shall so state on their face), and neither the Commonwealth of Virginia nor any such political subdivision thereof shall be personally liable thereon, nor in any event shall the Bonds be payable out of any funds or properties other than the special funds and sources provided therefor. Neither the faith and credit nor the taxing power of the Commonwealth of Virginia, or any political subdivision thereof, shall be pledged to the payment of

the principal of the Bonds or the interest thereon or other costs incident thereto. The Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

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

12. The Authority recommends that, following a public hearing (the "Public Hearing") to be held with respect to the Plan of Finance and the Bonds in accordance with Section 147(f) of the Code and Section 15.2-4906, as applicable to housing authorities, of the Virginia Code, the City Council approve the issuance of the Bonds.

13. The Secretary of the Authority is authorized and directed to deliver to the City Council (1) a reasonably detailed summary of the comments, if any, expressed at the Public Hearing, (2) a fiscal impact statement concerning the Plan of Finance and (3) copies of this resolution and the Public Hearing resolution of the Authority.

14. The Chairman, Vice Chairman, Secretary or any Assistant Secretary of the Authority, or the designee of any of them, is hereby authorized to request an allocation or allocations of the State Ceiling (as defined in Section 15.2-5000 of the Virginia Code) in accordance with the applicable provisions of the Virginia Code and any regulations or executive orders issued thereunder, following the Public Hearing and City Council approvals described above. All costs incurred by the Authority, if any, in connection with such proceeding shall be paid for by the Borrower.

15. No Bonds may be issued pursuant to this resolution until such time as (a) the Public Hearing has been held, (b) the issuance of the Bonds has been approved by the City Council, (c) the Bonds have received an allocation or allocations of the State Ceiling in accordance with the applicable provisions of the Virginia Code and any regulations or executive orders issued thereunder, and (d) the final terms

and details of the Bonds have been approved by subsequent resolution of the Authority (including, but not limited to, terms satisfactory to the Authority with respect to the Borrower's commitment to provide the Borrower's Special Commitments).

16. The Authority hereby authorizes the Borrower and Bond Counsel to take such steps, as and when needed, to advertise the public hearing with respect to the Project and the Bonds required pursuant to Section 147(f) of the Code and Section 15.2-4906, as applicable to housing authorities, of the Virginia Code.

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

18. This resolution is a Declaration of Official Intent under U.S. Treasury Regulations for purposes of Sections 103 and 141 to 150 of the Code. Based upon the representations of the Borrower, the Authority reasonably expects that certain costs of the Project may be reimbursed with the proceeds of the Bonds. The maximum principal amount of the Bonds is expected not to exceed \$19,957,000.

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

READ AND ADOPTED: December 21, 2021

CERTIFICATE OF VOTES

Record of the roll-call vote by the Newport News Redevelopment and Housing Authority, upon reading of a resolution titled **“INDUCEMENT RESOLUTION REGARDING THE ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS FOR THE ACQUISITION, CONSTRUCTION, RENOVATION, REHABILITATION AND EQUIPPING OF THE APPROXIMATELY 128-UNIT DENBIGH TRACE APARTMENTS MULTIFAMILY HOUSING FACILITY LOCATED IN THE CITY OF NEWPORT NEWS, VIRGINIA”** taken at a meeting of the Authority held on December 21, 2021:

	AYE	NAY	ABSTAIN	ABSENT
Kenneth D. Penrose, Jr., Chairman				
Dr. Lisa Wallace-Davis, Vice Chairman				
William Black				
George Knight				
Lou Call				
Barbara Holley				
Thaddeus Holloman				

Dated: December 21, 2021

(SEAL)

(Vice) Chairman, Newport News Redevelopment and
Housing Authority

ATTEST: _____

(Asst.) Secretary

The undersigned (Asst.) Secretary of the Newport News Redevelopment and Housing Authority hereby certifies that the foregoing is a true, correct and complete copy of a Resolution adopted by the Authority's commissioners present and voting at a meeting duly called and held on December 21, 2021, in accordance with law, and that such Resolution has not been repealed, revoked, rescinded or amended, but is in full force and effect as of the date hereof.

WITNESS my hand and the seal of the Authority this 21 day of December, 2021.

**NEWPORT NEWS REDEVELOPMENT AND HOUSING
AUTHORITY**


By: _____

(Asst.) Secretary

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY**MEMORANDUM**

DATE: December 21, 2021

TO: All Members, Board of Commissioners

FROM: Karen R. Wilds, Executive Director 

SUBJECT: Resolution approving the selection of Urban Strategies, Inc. as the People Plan Lead entity and authorizing the Executive Director to enter into a contract with Urban Strategies, Inc. for coordination and delivery of services.

The attached resolution approves the selection of Urban Strategies, Inc. (USI) as the People Lead entity and authorizes execution of a contract with USI for management and delivery of People Plan services, contingent on approval by the US Department of Housing and Urban Development (HUD).

In September 2021, the Newport News Redevelopment Authority (NNRHA) and the City of Newport News (City), Co-Leads for implementation of the Choice Neighborhoods Initiative (CNI) Grant, determined that immediate action was necessary to ensure the success of the People Plan, a component of the CNI Transformation Plan. After a thorough review of the ongoing implementation of the People Plan and months of discussion and remediation efforts, it was determined that the Hampton Roads Community Action Program (HRCAP), the current People Plan Lead entity, should be removed and replaced by another qualified organization to serve in that role.

A request for permission to procure a new People Plan Lead entity was submitted to HUD on September 21, 2021 and approved on September 29, 2021. HRCAP was notified that its services would terminate on November 30, 2021 and NNRHA issued a Request for Proposals (RFP) in October for management and service delivery pursuant to the People Plan.

Urban Strategies, Inc. (USI), the sole respondent to the RFP, was interviewed on December 7, 2021 by an Evaluation Committee composed of City and NNRHA staff and representatives from the Citizens Advisory Committee and former Ridley residents. USI is a national non-profit organization with extensive experience in the design and implementation of community development programs which support low- and moderate-income families. USI has been the People Lead implementation partner in 15 CNI projects, including Norfolk, as well as leading planning and community support services in 12 Hope VI communities. The Evaluation Committee unanimously recommended selection of USI as the new People Plan Lead entity.

I am recommending Board approval of the proposed People Lead entity, USI, and requesting authority to negotiate and enter into a contract with USI for the coordination and delivery of support services detailed in the People Plan, pending HUD approval. The attached resolution is provided for your consideration.

**RESOLUTION OF THE
NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY
AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH
URBAN STRATEGIES, INC FOR DELIVERY OF PEOPLE SERVICES IN THE
CHOICE NEIGHBORHOODS INITIATIVE TRANSFORMATION PLAN**

WHEREAS, on May 13, 2019, the United States Department of Housing and Urban Development ("HUD") announced the award of a \$30,000,000 Choice Neighborhoods Implementation Grant to NNRHA and the City for their jointly prepared Transformation Plan for the Marshall-Ridley Choice Neighborhood ("Transformation Plan"); and

WHEREAS, the Hampton Roads Community Action Program was engaged to serve as the lead entity to coordinate and deliver services under the People Plan component of the Transformation Plan; and

WHEREAS, to ensure the success of the People Plan implementation, it became necessary to select a new entity to serve as the lead implementation entity for the People Plan; and

WHEREAS, A procurement process was initiated to select a new People Plan Lead entity and an Evaluation Committee established to review offerors; and

WHEREAS, the Evaluation Committee unanimously recommended Urban Strategies, Inc. (USI) as the new People Plan Lead entity; and

WHEREAS, USI is a highly-qualified human services organization with extensive experience in the design and implementation of community development programs which support low- and moderate-income families.

NOW THEREFORE, BE IT RESOLVED THAT, the Board of Commissioners of NNRHA hereby approves USI as the as the lead implementation entity for the People Plan component of the Transformation Plan;

BE IT FURTHER RESOLVED that the Executive Director is authorized to enter into a contract with USI for coordination and delivery of the people services under the Plan, contingent upon approval by HUD.

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY**MEMORANDUM**

DATE: December 8, 2021

TO: All Members, Board of Commissioners

FROM: Karen R. Wilds, Executive Director *KRW*

SUBJECT: Resolution Approving the Sale of Property at 520 21st Street, Newport News, VA (Development Number VA003000301)

In May, 2021 the Board of Commissioners authorized the submission of a Section 18 Demolition/Disposition application to the US Department of Housing and Urban Development (HUD) for the disposition of property located at 520 21st Street (the former Dickerson Courts Public Housing site). This Property is subject to HUD deed restrictions and the disposition is conditioned upon HUD's approval to release and remove any restrictions.

HUD approved the disposition on August 5, 2021. The Property represents approximately 14.88 acres of the original 38-acre site, located in the City's southeast community and within the footprint of the Choice Neighborhood Initiative area. The property was previously occupied by two multi-family developments known as Harbor Homes and Dickerson Courts. The properties were constructed in the 1940's and 1950's as public housing and later demolished between 2011 and 2013.

In October of 2020, the NNRHA Board of Commissioners authorized the submission of a Section 18 Demolition/Disposition application to HUD for disposition of approximately 20.5 acres of property located at 1511 Harbor Lane (the former Harbor Homes Public Housing site). The NNRHA Board of Commissioners also approved the Executive Director to enter into a Purchase agreement with the Newport News Economic Development Authority (EDA) to negotiate and enter into a purchase and sale agreement to facilitate commercial development with the ship repair company, S23 LLC, and a portion of commercial development along the Jefferson Avenue corridor. HUD approved this disposition application in April, 2021.

Similar to the previous action, you are being requested to authorize the sale of the remaining 14.88 acres to the EDA. The EDA will facilitate the transfer to IndieDwell Virginia LLC for the development of a manufactured housing facility as outlined to the Board at a May 2021 Commissioner's meeting. Any sale proceeds will be used to pay for eligible costs of disposition, such as appraisal and environmental expenses, with the primary use of proceeds for housing development under Choice Neighborhood Initiatives.

The disposition of 520 21st Street is included in the approved NNRHA Agency Plan and is consistent with NNRHA's Property Disposition Guidelines for the Disposition of Public Housing Properties.

The attached resolution to ratify the Agreement for Purchase and Sale of Real Property is provided for your consideration and recommended for approval.

**RESOLUTION AUTHORIZING THE SALE OF REAL PROPERTY AT 520 21ST
STREET TO THE NEWPORT NEWS ECONOMIC DEVELOPMENT AUTHORITY TO
FACILITATE INDUSTRIAL AND COMMERCIAL DEVELOPMENT**

WHEREAS, the Newport News Redevelopment and Housing Authority holds title to the property known as 520 21st Street; and

WHEREAS, the NNRHA Board of Commissioners desires to have the site developed to benefit the City of Newport News and particularly the residents of the Southeast community; and

WHEREAS, the NNRHA has requested and the U.S. Department of Housing and Urban Development (HUD) has approved the disposition of the property and will release all restrictions on the property; and

WHEREAS, the property will require a rezoning to facilitate commercial development.

NOW THEREFORE BE IT RESOLVED, that the Newport News Redevelopment and Housing Authority Board of Commissioners, authorizes and ratifies the sale of 520 21st Street to the Newport News Economic Development Authority, subject to all conditions as set forth in the Agreement for Purchase and Sale of Real Property and authorizes the Executive Director to execute any related documents to facilitate the rezoning of the property.

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

This Agreement for Purchase and Sale of Real Property ("Agreement") is made effective this 1st day of November, 2021, by and between **NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY**, a political subdivision of the Commonwealth of Virginia, ("Seller"), and the **ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF NEWPORT NEWS, VIRGINIA**, a political subdivision of the Commonwealth of Virginia, ("Purchaser").

R.1 Seller is the sole owner in fee simple of a parcel of real property and improvements thereon, if any, located in Newport News, Virginia, described on Exhibit A, having an address of 520 – 21st Street (Tax ID #312030108), Newport News, Virginia 23607.

R.2 Seller, to support the advancement of economic development and job creation initiatives within the Southeast Community and the Marshall-Ridley Choice Neighborhood, wishes to sell for development the vacant land at 520 21st Street .

R.3 Seller has designated indieDwell Virginia, LLC ("indieDwell") as the preferred user of an approximately, 8.35-acre portion of 520 – 21st Street, as outlined on Exhibit B, which is expected to result in significant capital investment and job creation through the creation of a fabrication facility for housing.

R.4 In order to facilitate the project contemplated, Seller and Purchaser agree that Purchaser will negotiate and enter into a purchase and sale agreement with to support indieDwell;s efforts, as well as any and all such other documents and/or agreements Purchaser deems necessary and/or advisable.

R.5 The Property, as defined herein, is subject to those restrictions imposed by the United States Department of Housing and Urban Development ("HUD") and the disposition of the Property is conditioned upon approval from HUD, and HUD's release and/or removal of any HUD restrictions associated with the Property.

R.6 Sale of 520 – 21st Street to the Purchaser is consistent with the Seller's Property Disposition Guidelines for the Disposition of Public Housing Properties and Seller shall use its best efforts, time being of the essence, to submit an application to HUD requesting approval of the disposition and sale of 520 – 21st Street and release and/or removal of any HUD restrictions related thereto, and securing such approval and release/removal.

R.7 Seller is desirous of selling the said real property together with other property related thereto, if any, and Purchaser is desirous of purchasing said real property, both for the reasons identified above; and now, therefore,

FOR and in consideration of Ten Dollars (\$10.00) cash in hand paid by Purchaser to Seller, receipt of which is hereby acknowledged, and the mutual promises hereafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be fully and legally bound, hereby agree as follows:

1. DEFINITIONS. As used in this Agreement, unless the context otherwise requires or it is otherwise herein expressly provided, the following terms shall have the following meanings:

"Effective Date" shall mean the date of the last signature of a party hereto.

"Property" shall mean the lot or parcel of land and improvements, if any, as the same is described on Exhibit A, having an address of 520 – 21st Street, Newport News, Virginia 23607 and any and all improvements thereon.

The Property shall also include: (i) all of Seller's right, title and interest in and to the improvements, if any, and modifications, additions, restorations, repairs and replacements thereof; (ii) and all right, title, and interest of Seller in and to all inchoate rights, easements, appurtenances, any unpaid award in respect of any street, road, alley, sidewalk or parking area in front of or adjoining the Property and in and to any unpaid award for damage by reason of any change in the grade of any such street, road, alley, sidewalk or parking area.

"Purchaser" shall mean the Economic Development Authority of the City of Newport News, Virginia, a political subdivision of the Commonwealth of Virginia, with an address of 2400 Washington Avenue, 3rd Floor, Newport News, Virginia 23607.

"Purchase Price" shall be ONE MILLION ONE HUNDRED THIRTY-FOUR THOUSAND DOLLARS (\$1,134,000).

"Seller" shall mean Newport News Redevelopment and Housing Authority, a political subdivision of the Commonwealth of Virginia, with an address of 227 27th Street, Newport News, Virginia 23607.

"Settlement" and/or "Closing" shall mean the consummation of the sale and purchase provided for in this Agreement to occur as provided in Paragraphs 4, 11, 12 and 13 hereof.

2. PURCHASE AND SALE. Seller agrees to sell and convey and Purchaser agrees to purchase the Property upon the terms set forth hereinafter.

3. PURCHASE PRICE AND PAYMENT.

The Purchase Price shall be paid as follows:

\$1,134,000	Due at Closing
\$1,134,000	Total Sales Price

The total sales price shall be deposited with the Escrow Agent, as hereinafter defined, at Closing and used in accordance with Paragraph 11 of this Agreement.

4. HUD APPROVAL AND DEVELOPER CONTRACT. Settlement shall be contingent upon the Seller receiving approval from HUD for the disposition and sale of the Property and HUD's release and/or removal of any HUD restrictions or conditions associated with the Property. Evidence indicating that the above requirement has been met will be provided to the Purchaser and Seller prior to Settlement.

5. PLANS, ENGINEERING, TITLE EXAMINATION AND OPERATIONAL RECORDS AND OTHER DOCUMENTS TO PURCHASER. In consideration of the execution of this Agreement, Seller agrees to provide to Purchaser, at no cost, immediately, but not later than five (5) days after the Effective Date, any surveys, development information, soil boring data, tests, environmental reports; other reports, studies and documents affecting the Property; all title examination records; a copy of each title insurance policy now held by Seller which relates to the Property; and any other records relating to the Property. Purchaser shall be entitled to rely on all documents provided pursuant to this Paragraph 5, and, as deemed necessary or advisable, to have one or more documents assigned to Purchaser.

6. DEFAULT/TERMINATION. Should either party default under the terms of this Agreement, the non-defaulting party shall have all rights and remedies as provided by law including, but not limited to the right to terminate this Agreement.

7. REPRESENTATIONS AND WARRANTIES OF SELLER. Seller represents and warrants to Purchaser as follows:

7.1 The title to the Property is, and at Settlement will be, marketable and good of record and, in fact, free and clear of all liens, encumbrances or leases, with any restrictions or conditions placed on the Property by HUD to be released and/or removed at or prior to Settlement. Title will otherwise be free of liens and will be insurable at standard title insurance company rates at the title company chosen by Purchaser. To the best of the knowledge of Seller, there are no title conditions adversely affecting title insurability. The Property is also sold "subject to" such state of facts as an accurate survey of the Property would disclose, provided that: (i) nothing contained therein would render title unmarketable or would prevent or interfere with the current use of the Property and improvements thereon, the proposed use contemplated by indieDwell's plans for development, and the proposed use contemplated for the Jefferson Avenue Corridor Property; (ii) there are no encroachments upon the Property; and (iii) any improvements on the Property do not encroach upon adjoining properties. All individual parcels of real property constituting the Property are contiguous and the Property is free of gaps or gores, excluding any gaps created by public right-of-way.

7.2 Seller is the sole fee simple owner of the Property and has all necessary authority to sell the Property, subject to the approval of HUD referenced in Paragraph 4. There are no other contracts for sale or options involving the Property; and no other party has any right, title or interest in the Property.

7.3 There are no claims, actions or suits in law or equity or proceedings by any third party and/or governmental agency now or pending or, to the knowledge of Seller, threatened against Seller in connection with the Property. There is no outstanding order, writ, injunction or decree of any court or governmental agency affecting the Property.

7.4 There has not been made and will not be made, without Purchaser's consent, any proffers or other commitments to any state, county, federal or local governmental or quasi-governmental authority, utility company, school board, church or other religious body, or any public or private organization or individual, relating to the Property, which would impose any obligation on Purchaser or its successors and permitted assigns, after Settlement, to make any contribution of money or dedications of land or to construct, install or maintain any improvements of a public or private nature on or off the Property.

7.5 The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby and the fulfillment of the terms hereof will not result in a breach of any of the terms or provisions of, or constitute a default under, or conflict with, any agreement, indenture or other instrument to which Seller is a party or by which it or the Property is bound, any judgment, decree, order, or award of any court, governmental body or arbitrator, or any law, rule or regulation applicable to Seller.

7.6 To the best of Seller's knowledge and as set forth in environmental reports provided by Seller to Purchaser: (i) none of the Property has been excavated (except for standard grading related to site development); (ii) no hazardous materials, toxic chemicals or similar substances, as defined by 42 U.S.C. §1251, et seq., or 42 U.S.C. §6901, et seq., or 42 U.S.C. §9601, et seq., or 33 U.S.C. §1317(1), or 15 U.S.C. §2606(f), or 49 U.S.C. §1801, et seq., or regulations adopted pursuant thereto, or any similar provision of any applicable state, Federal or local law (collectively "Hazardous Materials"), are or were stored or used on or under or otherwise were or are in existence or were in any way dealt with on or under the Property; and (iii) no owner or occupant of the Property has received any notice from any governmental agency with regard to such Hazardous Materials.

7.7 Under penalty of law, Seller is not a "foreign person" as contemplated in Section 1445 of the Internal Revenue Code, as amended. Seller agrees to execute at Settlement an affidavit in the form required by the Internal Revenue Service to exempt Purchaser from any withholding requirements under Section 1445.

7.8 In the event any of the representations, warranties, additional undertakings of Seller in this Paragraph 7 and/or other responsibilities of Seller, as set forth in this Agreement, are not accurate and cannot be or are not ratified or fulfilled prior to Settlement, then Purchaser shall have the right at its sole option, to take any or none of the following actions: (i) waive the inaccurate, unratified or unfulfilled representation, warranty, additional undertakings and/or responsibility of Seller, and proceed with Settlement hereunder, provided, however, that such waiver shall be in writing, or (ii) terminate this Agreement, whereupon all rights and responsibilities hereunder shall be null and void, and neither party shall have any further obligation hereunder. Remedies of Purchaser under this Paragraph are in addition to the remedies of Purchaser under Paragraph 6 hereof.

8. ADDITIONAL UNDERTAKINGS OF THE PARTIES

8.1 Seller shall give to Purchaser and its designated agents and representatives full access to the Property during normal business hours from and after the Effective Date of this Agreement and until Closing has occurred, including the right, at Purchaser's own risk, cost and expense, to cause its agents or representatives to enter upon the Property for the purpose of making surveys or soil boring, engineering, water, sanitary and storm sewer, utilities, topographic and other similar tests, investigations or studies, review of existing lease(s), and to perform zoning and economic feasibility studies as Purchaser may desire, provided, that Purchaser, at its expense, restores the Property to its prior condition to the extent of any changes made by its agents or representatives in the event it does not purchase the Property. In addition to Seller's obligations under Paragraph 5 herein, Seller shall furnish to Purchaser during such periods all information concerning the Property, which Purchaser may reasonably request and which is in the possession of Seller. Purchaser indemnifies and agrees to hold Seller harmless to the extent provided for by law and defend Seller from claims for

damages to Seller or its agents caused by the actions of Purchaser or its agents in the course of conducting the studies described under this paragraph 8.1.

8.2 The parties agree to cooperate with one another in facilitating the proposed project contemplated by indieDwell, and the commercial development of the Jefferson Avenue Corridor Property consistent with the Transformation Plan for the Marshall-Ridley Choice Neighborhood, including, but not limited to any required rezoning of the Property. This provision shall survive Closing.

8.3 At Settlement, Seller agrees to execute, acknowledge and deliver to Purchaser a special warranty deed ("Deed") in proper form for recording, conveying the Property to Purchaser free and clear of all liens.

8.4 Seller agrees to deliver the following to Purchaser at Settlement:

- (i) Fully executed Special Warranty Deed.
- (ii) Seller's affidavit.
- (iii) Non-foreign status affidavit.
- (iv) Any other documents reasonably required by Purchaser.

9. CONDITIONS PRECEDENT (CONTINGENCIES) TO THE OBLIGATIONS OF PURCHASER TO SETTLE. The obligations of Purchaser to settle upon the Property pursuant to the provisions of this Agreement shall be subject to all of the following conditions and contingencies:

9.1 The representations and warranties of Seller set forth in this Agreement shall be true and correct on and as of the Settlement as though such representations and warranties were made on and as of such date. Notwithstanding that certain of Seller's representations and warranties may be limited to the extent of actual knowledge of the facts stated therein, it shall be a condition precedent to Purchaser's obligation to go to Settlement that the facts stated in all such representations and warranties shall be correct as of the time of Settlement.

9.2 The title to the Property shall be insurable by a recognized title company of Purchaser's choice, at standard rates, all at the cost of Purchaser. Should Purchaser discover in its sole discretion any objection, encumbrance, lien or title defect, Purchaser shall notify Seller and Seller will attempt to rectify Purchaser's objection, the encumbrance, lien or title defect. In addition, the time for Settlement may be extended, at Purchaser's option, for a period to be specified by Purchaser not to exceed twenty (20) days from the date of notice by Purchaser to Seller in order to allow Seller to remove the said objection, encumbrance, lien or title defect. If it cannot be removed within that time period, then Purchaser may take any action authorized by Paragraph 6 hereof. Should Purchaser deliver to Seller written objections to title within twenty (20) days of the Effective Date of this Agreement, Seller shall have thirty (30) days from receipt of same either to remove all such defects or objections or to provide assurances acceptable to Purchaser that same will be removed at or before Closing. Mortgages, deeds of trust or other liens of a specific amount shall be cleared before or at Closing by Seller or, if necessary, by Purchaser by deduction from proceeds due Seller. Should Seller be unable or

unwilling to cure (or provide assurances satisfactory to Purchaser in Purchaser's sole discretion with respect to) any and all such defects or obligations (except liens as provided above), then Purchaser may, at its option, elect to terminate this Agreement. After full execution of this Agreement, Seller shall not further encumber or restrict the title to the Property without Purchaser's prior written consent. Title to the Property shall be free and clear of all liens, tenancies and encumbrances of every kind except those which are permitted by Purchaser.

9.3 Seller shall have discharged all obligations required of it under this Agreement.

10. OWNER'S AFFIDAVIT AND INDEMNITY BY SELLER. Seller represents and warrants to Purchaser that all contractors, sub-contractors, laborers, materialmen or other parties rendering professional services to improve or benefit the Property have been or will be paid in full by Seller prior to Settlement; and Seller shall deliver to Purchaser at Settlement final lien waivers and/or releases of liens from all such parties. Furthermore, Seller agrees to execute and deliver at Settlement such affidavits or indemnities as Purchaser's title insurance company shall reasonably require in order to delete from Purchaser's title insurance policy all standard exceptions for unfilled mechanic's, materialmen's or similar liens except exceptions approved by Purchaser.

11. SETTLEMENT. The Settlement shall be held at the offices of Jones, Blechman, Woltz & Kelly, P.C. (the "Escrow Agent" and "Settlement Agent"), on or before February 1, 2022 (the "Settlement Date"). At closing, Purchaser shall deposit all proceeds with the Escrow Agent. Seller and Purchaser acknowledge that each has executed that certain waiver of conflict of interest in regard to Jones, Blechman, Woltz & Kelly, P.C. and Raymond H. Suttle, Jr. representing them with respect to this Agreement.

12. TENDER OF SETTLEMENT. The delivery by Purchaser of the Purchase Price, and by Seller of, the executed Deed, together with all other documents and instruments required to be delivered by either party to the other by the terms of this Agreement, shall be deemed to be a good and sufficient tender of performance of the terms hereof.

13. SETTLEMENT OBLIGATIONS OF THE PARTIES. The cost of title examination and state and county taxes payable in connection with the recording of the deed, if applicable, shall be paid by Purchaser, and the Virginia Grantor's Tax shall be paid by Seller. Other settlement costs shall be charged as is customary in Virginia. Each shall pay fees charged to them and as agreed upon by them with their respective attorney. Real estate taxes and utilities will be prorated as of the Settlement. Seller shall pay all rollback taxes if applicable. At Settlement, Seller shall satisfy all deeds of trust or similar liens to which the Property is subject or shall make provision satisfactory to Purchaser for full and complete satisfaction.

14. RISK OF LOSS AND CONDEMNATION. Risk of loss shall be born by Seller prior to Settlement. However, in the event of any damage to the Property prior to Settlement, Purchaser shall have the election to close as required hereunder without diminution in the Purchase Price and with the assignment by Seller of all its interest in payments for damage to the Property. In the event of a condemnation of any part of the Property prior to Settlement, Purchaser shall have the option in its sole discretion to terminate this Agreement or to proceed to Settlement with any condemnation award paid or credited to Purchaser at Settlement.

15. LIMITATION ON LEASES AND OTHER CONTRACTS. Between the date of this Agreement and the Settlement, Seller shall not, without Purchaser's prior written consent, grant a written lease or other agreement to any party for any purpose relating to any portion of the Property.

16. ENTIRE AGREEMENT. The Recitals and Exhibits and documents referred to therein are hereby incorporated into this Agreement. No change or modification of this Agreement shall be valid unless the same is in writing and signed by the parties hereto. No waiver of any of the provisions of this Agreement or other agreements referred to herein shall be valid unless in writing and signed by the party against whom it is sought to be enforced. This Agreement contains the entire agreement between the parties relating to the purchase and sale of the Property, and all prior negotiations between the parties are merged in this Agreement. There are no promises, agreements, conditions, undertakings, warranties, or representations, oral or written, expressed or implied, between them other than as herein set forth.

17. BURDEN AND BENEFIT. All terms of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives, successors and permitted assigns.

18. GOVERNING LAW. Notwithstanding the place where this Agreement may be executed by any of the parties hereto, the parties expressly agree that all terms and provisions hereof shall be construed and enforced in accordance with the laws of the Commonwealth of Virginia as now adopted or as may be hereafter amended. Venue and jurisdiction for any action hereunder shall be in the Circuit Court for the City of Newport News, Virginia, and the parties submit to the jurisdiction of said court.

19. NOTICES. All notices, requests, demands or other communications hereunder shall be in writing and shall be effective when delivered personally or three (3) business days after mailing if sent by U.S. registered or certified mail, return receipt requested, and postage prepaid, addressed as first set forth above or to such other address as may be given by any party to the other party by notice in writing.

20. HEADINGS. The captions and headings herein are for convenience and reference only and in no way define or limit the scope or content of this Agreement or in any way affect its provisions.

21. COUNTERPART ORIGINALS. This Agreement may be executed in two or more counterpart originals all of which counterparts shall have the same force and effect as if all the parties hereto had executed a single original of this Agreement.

22. TIME. Time is of the essence as to this Agreement, including but not limited to all performance of the parties, deadlines and dates.

23. ADVICE OF COUNSEL AND CONSTRUCTION. All parties to this Agreement have been represented by counsel or have had the opportunity to be so represented. Accordingly, the rule of construction of contract language against the drafting party is hereby waived by both parties.

24. SURVIVAL. The representations, warranties, covenants, agreements and indemnities set forth in this Agreement shall survive the Settlement under this Agreement.


25. BROKERAGE AND DISCLOSURE. The parties represent and warrant to each other that no broker or real estate agent is involved in this transaction.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed.


SELLER:

NEWPORT NEWS REDEVELOPMENT AND
HOUSING AUTHORITY

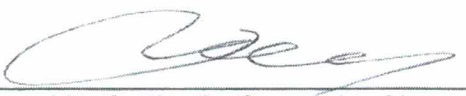
Date: Nov. 1, 2021

By: 
Kenneth D. Penney Chair

ATTEST:


Karen R. Wilds Secretary

Approved as to form:


Raymond H. Suttle, Jr. Counsel to Newport
News Redevelopment and Housing Authority

(PURCHASER SIGNATURE ON FOLLOWING PAGE)

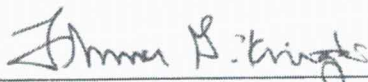
PURCHASER:

ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF NEWPORT NEWS,
VIRGINIA


Date: November 3, 2021

By: 
Jennifer S. Smith-Brown, Chair

ATTEST:


Florence G. Kingston, Secretary/Treasurer

Approved as to form:


Raymond H. Suttle, Jr., Counsel for the
Economic Development Authority of the
City of Newport News, Virginia

652582

EXHIBIT A

Street Address: 520 – 21st Street
Newport News, VA 23607

Parcel ID#: 312030108

Legal Description:

EXHIBIT B
MAP GRAPHIC



PUBLIC HEARING

**NEWPORT NEWS REDEVELOPMENT AND
HOUSING AUTHORITY**

This morning a public hearing is being held to receive comments on the Public Housing Agency Plan Amendment for Fiscal Years 2021-2025 which includes the Annual Plan for Fiscal Year 2021, Housing Choice Voucher Payment Standards, Revised Utility Allowances for Public Housing-Section 8 HCV program and Public Housing Flat Rents.

A notice appeared in the Daily Press on October 13, 2021 and the Tidewater Hispanic newspaper on November 4, 2021 stating the proposed amendments were available for public examination at the Authority's office at 227 27th Street, Newport News, VA, Public Housing Management Office.

I now open this public hearing and invite comments.

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY**MEMORANDUM**

DATE: December 7, 2021

TO: Board of Commissioners

FROM: Karen R. Wilds
Executive Director 

SUBJECT: Public Housing Flat Rents – Agency Plan Amendment

The Department of Housing and Urban Development (HUD) regulations require Housing Authorities to develop a flat rent schedule for each public housing complex. The flat rent is based on the market rent charged for comparable units in the private, unassisted rental market. These schedules are a component of our Agency Plan.

An Authority may set their flat rents no lower than 80% of the fair market rent (FMR) in their metropolitan area. Families' rents will change at their next income re-examination. Families still have the option of selecting the Income Based rent, which may be lower. We currently have seven of the 1148 families in public housing paying the Flat Rent. The revised Flat Rent Schedule is attached.

In order to address hardships by any increased rents, I have asked staff to continue to phase in the flat rent increase by \$50 quarterly until the new amount is achieved.

The attached resolution is recommended for approval.

Attachments

**A RESOLUTION OF THE NEWPORT NEWS REDEVELOPMENT AND HOUSING
AUTHORITY AUTHORIZING AMENDMENT TO THE FIVE YEAR/ANNUAL PLAN
AND ESTABLISHING FLAT RENTS**

WHEREAS, by federal regulation, flat rents must be no lower than 80% of the HUD Fair Market Rents (FMR) in our area; and

WHEREAS, this policy change is effective January 1, 2022 and rents will change at each family's next income reexamination; and

WHEREAS, the current flat rent requirements were included in the Agency Plan approved by the Board of Commissioners on December 15, 2020; and

WHEREAS, a notice of the amendment for Flat Rents requesting citizen comment was placed in the Daily Press on October 13, 2021 and the Tidewater Hispanic newspaper on November 4, 2021.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Newport News Redevelopment and Housing Authority that the attached updated Flat Rent Schedule based on 80% of HUD published Fair Market Rents, for the Hampton Roads region, is hereby approved. The NNRHA will phase in the increase for all current flat rent tenants.

Newport News Redevelopment and Housing Authority
Flat Rent Schedule
PROPOSED January 2022

FMR FY 2022	<u>Efficiency</u> \$993	<u>1 BR</u> \$1015	<u>2BR</u> \$1,193	<u>3BR</u> \$1,676	<u>4 BR</u> \$2,042
New Flat Rent (80% of FMR)	\$794	\$ 812	\$ 954	\$1,340	\$1,633

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
	\$769	\$903	\$1,284	\$1,568

MARSHALL COURTS N/A
(Deduct Natural Gas Utility Allowance)
1 BR \$43
2 BR \$51
3 BR \$56
4 BR \$65


<u>AQUEDUCT</u>	N/A	\$760	\$889	\$1,266	\$1,548
(Deduct Utility Allowance)					
1 BR \$52					
2 BR \$65					
3 BR \$74					
4 BR \$85					

	<u>Efficiency</u>			
	<u>1 BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4 BR</u>
<u>PINECROFT</u>	N/A	N/A	N/A	N/A
<u>ASHE MANOR</u>	N/A	\$954	N/A	N/A
<u>ORCUTT TOWNHOMES I</u> (Utility Allowance) 3 BR \$167	N/A	N/A	\$1,509	N/A

**DEPARTMENT OF PUBLIC AND ASSISTED HOUSING
MEMORANDUM**

DATE: December 7, 2021

TO: Board of Commissioners

FROM: Karen R. Wilds 
Executive Director

SUBJECT: Housing Choice Voucher (HCV) Payment Standards – Agency Plan Amendment

The Housing Choice Voucher Payment Standard is used to calculate the housing assistance payment for families participating in the Section 8 program and is the maximum monthly assistance payment allowable. In accordance with HUD regulations, and at the Housing Authority's (HA) discretion, the Voucher Payment Standard amount may be set by the HA between 90 percent and 110 percent of the HUD published Fair Market Rent (FMR). FMRs are gross housing cost estimates established by HUD for a metropolitan area that include both shelter rent paid by the tenant to the landlord and the cost of tenant paid utilities. The HA reviews the appropriateness of the Payment Standard annually when the new FMR is published and adopts a payment standard for our jurisdiction. This schedule is a component of our Agency Plan.

You may recall, in December of 2020, the Board acted to establish the Payment Standard at 107% of the FMR by bedroom size. This FMR is published for the Metropolitan Statistical Area for the Hampton Roads region and recently HUD published a new schedule. I am recommending the Board increase the Payment Standard to reflect current market conditions. This will require the percentages of the FMRs to be set at 107%. This action retains the potential units which may be included in the program and maximizes our lease rate and keep our program reserves at recommended levels. A chart comparing the current and proposed Payment Standards is attached for your information.

Rent reasonableness determinations are made by the staff before we approve each specific rent for individual units which take into consideration the location of the property, size, type, quality, age, amenities, maintenance provided, housing services and utilities. The Authority may approve a higher Payment Standard as a reasonable accommodation for a family that includes a person with disabilities if necessary.

These changes will be effective for current HCV clients at each family's next regular reexamination. If approved, this change will become effective January 1, 2022.

The attached resolution is recommended for approval.

Attachment

A RESOLUTION OF THE NEWPORT NEWS REDEVELOPMENT AND HOUSING
AUTHORITY BOARD OF COMMISSIONERS APPROVING THE HOUSING CHOICE
VOUCHER PROGRAM PAYMENT STANDARDS AND AMENDMENT TO THE FIVE
YEAR/ANNUAL PLAN

WHEREAS, the Board of Commissioners of the Newport News Redevelopment and Housing Authority reviewed the staff recommendations for establishing Housing Choice Voucher program rental payment standards; and

WHEREAS, the staff recommendation is to keep the payment standard consistent with last year, by bedroom size;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Newport News Redevelopment and Housing Authority that the attached payment standard of 107% by bedroom size of Fair Market Rent and related amendment to the Agency Plan are hereby approved to be effective January 1, 2022.

HUD FMRs AND NNRHA PROPOSED PAYMENT STANDARDS 2022

Bedroom Size	Current NNRHA Payment Standards based on 105% of FMR	HUD Published FMR 2022	Recommended Payment Standard Based on 107% of FMR
	Effective 1/01/2021	Effective 10/01/2021	Effective 01/01/2022
0 Bedroom	\$1,008.00	\$993	\$1,063
1 Bedroom	\$1,020	\$1,015	\$1,086
2 Bedroom	\$1,204	\$1,193	\$1,277
3 Bedroom	\$1,698	\$1,676	\$1,793
4 Bedroom	\$2,085	\$2,042	\$2,185



FY 2022 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2022 Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2022 & Final FY 2021 FMRs By Unit Bedrooms

Year	<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
FY 2022 FMR	\$993	\$1,015	\$1,193	\$1,676	\$2,042
<u>FY 2021 FMR</u>	\$960	\$972	\$1,147	\$1,618	\$1,986

Newport News city, VA is part of the Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area, which consists of the following counties: Currituck County, NC; Gloucester County, VA; Isle of Wight County, VA; James City County, VA; Mathews County, VA; York County, VA; Chesapeake city, VA; Hampton city, VA; Newport News city, VA; Norfolk city, VA; Poquoson city, VA; Portsmouth city, VA; Suffolk city, VA; Virginia Beach city, VA; and Williamsburg city, VA. All information here applies to the entirety of the Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area.

Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. 2015-2019 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2022 provided the estimate is statistically reliable. For FY2022, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

MEMORANDUM

DATE: December 7, 2021

TO: Board of Commissioners

FROM: Karen R. Wilds
Executive Director 

SUBJECT: Revision to the Admissions & Continued Occupancy Policy and the Housing Choice Voucher Administrative Plan

Several policy changes need to be made to the Admissions & Continued Occupancy Policy (ACOP) and the Housing Choice Voucher Administrative Plan. These changes are explained in the attachments.

A summary of these changes are the following:

1. **Emergency Housing Voucher Program** - NNRHA was awarded 32 Emergency Housing Vouchers. Referrals for the program are administered through this Continuum of Care (CoC) which is a local planning body that coordinates housing services funding for homeless individuals and families.
2. **Extension of Time and Required Disclosures for Notification of Nonpayment of Rent** - This notice is required by the Department of Housing and Urban Development to give tenants a required 30 day notification to support families in risk of eviction for non-payment of rent.
3. **Section 8 Occupancy Standards** - This will allow us to increase the bedroom size of vouchers issued to families in the Section 8 program.
4. **The Virginia Residential Landlord and Tenant Act** - requires Landlords provide tenants at least 72 hours notice of routine maintenance before entering the building.

The attached resolution will approve these changes and is recommended for approval.

A RESOLUTION OF THE NEWPORT NEWS REDEVELOPMENT AND HOUSING
AUTHORITY AUTHORIZING AMENDMENTS TO THE ADMISSIONS & CONTINUED
OCCUPANCY POLICY, HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN AND
FIVE YEAR PLAN TO ADDRESS EMERGENCY HOUSING VOUCHERS,
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT REQUIRED INFORMATION
NOTICE FOR TENANTS, HOUSING CHOICE VOUCHER PROGRAM OCCUPANCY
STANDARDS AND AMENDMENT TO THE LEASE AGREEMENT

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

WHEREAS, the Authority requested citizen comment by placing notices of the proposed amendments in the Daily Press on October 13, 2021 and the Tidewater Hispanic newspaper on November 4, 2021;

WHEREAS, HUD requires a 45 day public comment period and a public hearing which was held prior to consideration of this policy on December 17, 2021.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Newport News Redevelopment and Housing Authority that revisions to the Admissions & Continued Occupancy Policy, Housing Choice Voucher Administrative Plan and the Five Year Plan as outlined in the accompanying memorandum dated December 7, 2021 are hereby approved for the purpose of updating its policies to reflect current regulations, guidelines and practices. These changes are effective December 1, 2021 and shall apply to the Housing Choice Voucher program.

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

Admissions & Continued Occupancy Policy and Section 8 Administrative Plan

The Newport News Redevelopment and Housing Authority was awarded 32 Emergency Housing Vouchers from the Department of Housing and Urban Development.

The Newport News Redevelopment and Housing Authority and Greater Virginia Peninsula Homelessness Consortium (CoC) commit to implement the Emergency Housing Vouchers (EHV) Program that serves eligible families and households in the City of Newport News. The EHV program will provide a maximum of 32 (thirty two) tenant based Section 8 Vouchers to households who meet EHV program criteria and are referred by the Consortium of Care Coordinated Entry System.

Population Eligible for EHV Assistance Referred by the CoC

1. Homeless;
2. At Risk of Homelessness;
3. Fleeing or attempting to flee domestic violence, dating violence, sexual assault, Stalking or human trafficking;
4. Recently homeless and for who providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

The Newport News Redevelopment and Housing Authority will use the available funds to provide the following forms of assistance:

1. Renter's Insurance;
2. Utility Arrears;
3. Rental Application;
4. Holding Fees;
5. Moving Expenses;
6. Housing Search Expenses;
7. Other expenses;
8. Security Deposit;
9. Utility Hook-up Fee;
10. Utility Deposit.

NOTICE

Emergency Housing Voucher

The Newport News Redevelopment and Housing Authority was awarded 32 Emergency Housing Vouchers effective July 1, 2021. Emergency Housing Vouchers are specifically designed for households who are:

- Homeless;
- At Risk of Homelessness;
- Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking;
- Recently homeless and for who providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

Referrals for this program are administered through the Continuum of Care (CoC) which is a local planning body that coordinates housing and services funding for homeless individuals and families. In order to participate in the Emergency Housing Voucher Program, please call the Housing Crisis Hotline at 757-587-4202.

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

Admissions & Continued Occupancy Policy Amendment

Nonpayment of rent or other charges;

The Newport News Redevelopment and Housing Authority shall provide for additional time for non-payment of rent due during emergencies such as the current COVID-19 pandemic, if Federal funding is available to assist tenants facing eviction for nonpayment of rent.

- (1) The notice of lease termination required in § 966.4(I)(3) for failure to pay rent must provide such information as required by the Secretary; and
- (2) In accordance with HUD Notice PIA 2021-29, H 2021-06, the notice of lease termination for failure to pay rent must provide for at least 30 days from the date the tenant receives the notice.

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

Post Office Box 797
Newport News, Virginia 23607

Information for Tenants

The U.S. Department of Treasury's ("Treasury") Emergency Rental Assistance (ERA) program makes funding available to assist households that are unable to pay rent or utilities. The funds were provided directly to states, U.S. territories, local governments, and (in case of the first program, ERA1) to Indian tribes or Tribally Designated Housing Entities, as applicable, and the Department of Hawaiian Home Lands. Grantees use the funds to assist eligible households through existing or newly created rental assistance programs.

In guidance and [FAQs](#), Treasury advised that participants in HUD-assisted rental programs (including the Housing Choice Voucher (HCV), Public Housing, or Project-Based Rental Assistance programs) are eligible for the ERA program and may receive assistance for the tenant-owned portion of rent or utilities that is not subsidized. In [FAQs](#) for PHAs and HCV landlords, PIH clarified that this assistance can include rent arrearages and utilities owed over the utility allowance. The [FAQs](#) include additional guidance on interim reexaminations, income calculations, and additional considerations for private landlords participating in the HCV program.

To learn more about how to apply for ERA go to: **Virginia Rent Relief Program by visiting:**
<https://www.dhcd.virginia.gov/rmrp> or calling 703-962-1884

You may contact 2-1-1 Virginia to determine the availability of any additional rent relief programs by visiting: <https://211virginia.org> or calling 211.

You may wish to contact your local legal aid program for free legal assistance to low-income people by visiting: <https://www.valegalaid.org/find-legal-help> or calling 1-866-LEGALAID (1-866-534-5243).

Because of the COVID-19 pandemic, you may be eligible for temporary protection from eviction under the laws of your State, territory, locality, or tribal area, or under Federal law.

Visit <http://www.cfpb.gov/eviction> or call a housing counselor at 800-569-4287 to learn more.

State and local ERA grantees can also be accessed from [Treasury's website](#) using the link "[Find rental assistance in your area.](#)"

Leases may not be terminated due to nonpayment of rent until at least 30 days have passed after a tenant receives this notice.

Newport News Redevelopment and Housing Authority

Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan

Unless a live-in aide resides with a family, the family unit size for any family consisting of a single person must be either a zero or one-bedroom unit, as determined under the HA subsidy standards.

NNRHA Policy

The HA will assign one bedroom for each two person within the household, except in the following circumstances:

- Age, sex or relationship of household members
- Disability-related or health needs, including reasonable accommodations
- Single person families will be allocated one bedroom

The HA will reference the following charge in determining the appropriate voucher size for a family:

Voucher Size	Person in Household Minimum - Maximum
1 bedroom	1 - 2
2 bedrooms	2 - 4
3 bedrooms	4 - 6
4 bedrooms	6 - 8
5 bedrooms	8 - 10

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

Amendment to the Lease Agreement

Landlords must give tenant at least 72 hours notice of routine maintenance before entering the building, unless the maintenance was requested by the tenant.

Sh

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

MEMORANDUM

DATE: December 7, 2021

TO: Board of Commissioners

FROM: Karen R. Wilds
Executive Director 

SUBJECT: Utility Allowances

The Authority contracted with Management Resource Group, Inc. to review and update utility allowances for the Section 8 Housing Choice Voucher (HCV) Program and for each NNRHA Public Housing complex. This study establishes, by complex and unit size, an estimate of reasonable utility consumption levels by an energy conserving household of modest circumstances.

HUD regulations require a revision of allowances for a utility category rate change by 10% or more since the last review. The utility that changed by 10% or more was Natural Gas and Water/Sewer.

I am recommending we adopt the attached rate schedules to better reflect actual utility costs to the Authority and to our public housing and Housing Choice Voucher clients.

Some public housing complexes have Authority paid utilities and others require tenant paid utilities. In complexes where we have individual meters, tenants pay their utility bill directly to the utility company. These complexes are Aqueduct, Orcutt Townhomes I and Marshall Courts. We have moved toward tenant paid utilities whenever possible because it reduces tenant accounts receivables and better promotes energy conservation. The mid-rise senior properties are master metered and have Authority paid utilities. Brighton, Oyster Point, Cypress Terrace, Orcutt III and Lassiter Courts have converted to RAD.

Copies of the proposed public housing utility allowance schedule by complex were delivered to all public housing residents and posted in management offices for the review of all effected residents on October 13, 2021.

Attached are the proposed utility allowance schedules for each public housing complex and for the Section 8 Housing Choice Voucher Program. Utility

It is recommended the attached resolution authorizing the new schedules be approved and become effective on January 1, 2022.

Attachments

**A RESOLUTION OF THE NEWPORT NEWS REDEVELOPMENT AND
HOUSING AUTHORITY AUTHORIZING REVISED UTILITY ALLOWANCES
FOR PUBLIC HOUSING AND THE SECTION 8 HCV PROGRAM AND
AMENDMENT TO THE 5 YEAR PLAN**

WHEREAS, the Newport News Redevelopment and Housing Authority manages the following family public housing complexes: Aqueduct, Marshall Courts, Orcutt Townhomes I, and John H. Ridley Place; and

WHEREAS, the Newport News Redevelopment and Housing Authority administers a tenant based Section 8 Housing Choice Voucher Program; and

WHEREAS, a notice of the amendment for utility allowances requesting citizen comment was placed in the Daily Press on October 13, 2021, and the Tidewater Hispanic newspaper on November 4, 2021; and

WHEREAS, notices of the proposed change were posted in management offices and hand delivered to residents on October 13, 2021; and

WHEREAS, utility allowances were recently updated by complex and unit size based on current rates and a reasonable estimate of the consumption of utilities by an energy conserving household of modest circumstances. The allowances are consistent with the requirements of a safe, sanitary and healthful living environment; and

WHEREAS, tenant paid utilities encourages self sufficiency, reduces tenant accounts receivables and promotes energy conversation; and

WHEREAS, all public housing residents were given notice of the proposed allowance schedule and an opportunity to comment;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Newport News Redevelopment and Housing Authority that revised Utility Allowances for Public Housing and the Section 8 Housing Choice Voucher Program are hereby approved to be effective January 1, 2022.

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

NOTICE

DATE: October 13, 2021
TO: **PINECROFT & ASHE MANOR RESIDENTS**
FROM: Newport News Redevelopment and Housing Authority
SUBJECT: UTILITY ALLOWANCES

We are required to notify all residents when we revise utility allowances. **These changes do not impact the utilities at Pinecroft and Ashe Manor.** However, the information below is being provided to all residents.

The Newport News Redevelopment and Housing Authority has revised the utility allowances for all multi-family complexes. The estimates are based on a reasonable consumption of utilities by an energy conserving household of modest circumstances consistent with the requirements of a safe, sanitary and healthful living environment.

A copy of these revisions is posted in each Rental Office. Please note that allowances are based on a monthly consumption and billings will be for monthly usage. All written comments should be submitted by **December 1, 2021**. The proposed effective date of the revised allowances is **January 1, 2022**.

All records pertaining to the above are maintained at 227 27th Street, Newport News, VA 23607. If you have any questions, **please contact your Property Manager.**

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

NOTICE

DATE: October 13, 2021
TO: **ALL RESIDENTS**
FROM: Newport News Redevelopment and Housing Authority
SUBJECT: UTILITY ALLOWANCES

The Newport News Redevelopment and Housing Authority has revised the utility allowances for all multi-family complexes. The estimates are based on a reasonable consumption of utilities by an energy conserving household of modest circumstances consistent with the requirements of a safe, sanitary and healthful living environment.

A copy of these revisions is posted in each Rental Office. Please note that allowances are based on a monthly consumption. All written comments should be submitted by **December 1, 2021**. The proposed effective date of the revised allowance is **January 1, 2022**.

All records pertaining to the above are maintained at 227 27th Street, Newport News, VA 23607. If you have any questions, **please contact your Property Manager**.

AQUEDUCT APARTMENTS

BASIS FOR DETERMINATION OF ALLOWANCES:

The allowances were established "based upon the reasonable consumption of utilities by an energy conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment". The establishment of the utility allowances are based on accepted engineering calculation methods which recognize the thermal design characteristics of each representative unit type and load and use of appliances.

VA 3-11	Electricity
1 Bedroom	\$52.00
2 Bedroom	\$65.00
2 Bedroom H/C	\$64.00
3 Bedroom	\$74.00
4 Bedroom	\$85.00

TENANT PAID UTILITIES:

The NNRHA shall require the Tenant to obtain utility services directly from the utility providers in their name. The Tenant agrees to and is hereby obligated to purchase electricity from Dominion Energy. The NNRHA agrees to reduce the Tenant's rent by the amount of the utility allowance.

SPECIFIC ITEMS OF EQUIPMENT INCLUDED IN DETERMINING ALLOWANCES:

The electric allowance includes consideration for all components of the electric consumption for necessary and non-essential uses. The necessary electrical items include lighting and refrigeration for food storage. The non-essential uses for each unit include 1 color TV; 1 radio/stereo; 1 hand mixer; 1 2-slot toaster, 1 blender; 1 vacuum cleaner; 1 hand iron; 1 microwave; 1 clock; 1 coffee pot; 1 VCR; 1 fan; 1 washing machine; and other small appliances in addition to or replacing one of the above listed devices.

INDIVIDUAL RELIEF:

The criteria for medical relief are special needs for residents such as those who may require **medical equipment**. The procedure for a resident to request relief is to contact the Property Manager with a written explanation of the reasons relief is required. The Property Manager will review the request, make a decision and notify the resident.

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

NOTICE

DATE: October 13, 2021
TO: **ALL RESIDENTS**
FROM: Newport News Redevelopment and Housing Authority
SUBJECT: UTILITY ALLOWANCES

The Newport News Redevelopment and Housing Authority has revised the utility allowances for all multi-family complexes. The estimates are based on a reasonable consumption of utilities by an energy conserving household of modest circumstances consistent with the requirements of a safe, sanitary and healthful living environment.

A copy of these revisions is posted in each Rental Office. Please note that allowances are based on a monthly consumption. All written comments should be submitted by **December 1, 2021**. The proposed effective date of the revised allowance is **January 1, 2022**.

All records pertaining to the above are maintained at 227 27th Street, Newport News, VA 23607. If you have any questions, **please contact your Property Manager.**

ORCUTT TOWNHOMES I

BASIS FOR DETERMINATION OF ALLOWANCES:

The allowances were established "based upon the reasonable consumption of utilities by an energy conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment". The establishment of the utility allowances are based on accepted engineering calculation methods which recognize the thermal design characteristics of each representative unit type and load and use of appliances.

VA 3-25, Orcutt Townhomes, Phase I				
	Electricity	Natural Gas	Water/Sewer	Total
3 Bedroom	35.00	52.00	80.00	\$167.00

TENANT PAID UTILITIES:

The NNRHA shall require the Tenant to obtain utility services directly from the utility providers in their name. The Tenant agrees to and is hereby obligated to purchase electricity from Dominion Energy, gas from Virginia Natural Gas and water and sewer services from Newport News Waterworks. The NNRHA agrees to reduce the Tenant's rent by the amount of the utility allowance.

SPECIFIC ITEMS OF EQUIPMENT INCLUDED IN DETERMINING ALLOWANCES:

The electric allowance includes consideration for all components of the electric consumption for necessary and non-essential uses. The necessary electrical items include lighting and refrigeration for food storage. The non-essential uses for each unit include 1 color TV; 1 radio/stereo; 1 hand mixer; 1 2-slot toaster, 1 blender; 1 vacuum cleaner; 1 hand iron; 1 microwave; 1 clock; 1 coffee pot; 1 VCR; 1 fan; 1 washing machine; and other small appliances in addition to or replacing one of the above listed devices.

INDIVIDUAL RELIEF:

The criteria for medical relief are special needs for residents such as those who may require **medical equipment**. The procedure for a resident to request relief is to contact the Property Manager with a written explanation of the reasons relief is required. The Property Manager will review the request, make a decision and notify the resident.

Marshall Courts

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

NOTICE

DATE: October 13, 2021
TO: ALL RESIDENTS
FROM: Newport News Redevelopment and Housing Authority
SUBJECT: UTILITY ALLOWANCES

The Newport News Redevelopment and Housing Authority has revised the utility allowances for all multi-family complexes. The estimates are based on a reasonable consumption of utilities by an energy conserving household of modest circumstances consistent with the requirements of a safe, sanitary and healthful living environment.

A copy of these revisions is posted in each Rental Office. Please note that allowances are based on a monthly consumption and billings will be for monthly usage. All written comments should be submitted by **December 1, 2021**. The proposed effective date of the revised allowance is **January 1, 2022**.

All records pertaining to the above are maintained at 227 27th Street, Newport News, VA 23607. If you have any questions, **please contact your Property Manager**.

MARSHALL COURTS

BASIS FOR DETERMINATION OF ALLOWANCES:

The allowances were established "based upon the reasonable consumption of utilities by an energy conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment". The establishment of the utility allowances are based on accepted engineering calculation methods which recognize the thermal design characteristics of each representative unit type and load and use of appliances.

VA 3-2

Bedroom Size

Electricity	One	Two	Two H/C	Three	Three H/C	Four
January	162	185	278	203	306	231
February	160	183	276	201	304	229
March	158	179	271	199	301	225
April	154	174	264	195	296	219
May	150	164	258	191	292	214
June	150	168	257	190	290	213
July	150	168	257	190	290	213
August	150	168	257	190	290	213
September	150	168	257	191	291	213
October	152	171	261	193	294	216
November	156	177	269	197	299	223
December	161	184	277	202	305	230

Bedroom Size

Natural Gas	One	Two	Two H/C	Three	Three H/C	Four
January	29	39	41	44	46	57
February	27	37	38	42	43	54
March	25	33	34	38	38	48
April	21	27	26	31	30	38
May	17	22	20	25	23	30
June	16	21	18	24	21	27
July	16	21	18	24	21	27
August	16	21	18	24	21	27
September	16	21	18	24	21	28
October	18	24	23	28	26	33
November	23	31	31	35	35	44
December	28	38	40	43	45	55

VA 3-2	Electricity	Natural Gas	Total
1 Bedroom	21.00	43.00	\$64.00
2 Bedroom	23.00	51.00	\$74.00
2 Bedroom H/C	31.00	50.00	\$81.00
3 Bedroom H/C	33.00	55.00	\$88.00
3 Bedroom	24.00	56.00	\$80.00
4 Bedroom	27.00	65.00	\$92.00

SURCHARGE:

Any consumption level that exceeds the allowance will be multiplied by the current monthly rate paid by the Authority.

SPECIFIC ITEMS OF EQUIPMENT INCLUDED IN DETERMINING ALLOWANCES:

The electric allowance includes consideration for all components of the electric consumption for necessary and non-essential uses. The necessary electrical items include lighting and refrigeration for food storage. The non-essential uses for each unit include 1 color TV; 1 radio/stereo; 1 hand mixer; 1 2-slot toaster, 1 blender; 1 vacuum cleaner; 1 hand iron; 1 microwave; 1 clock; 1 coffee pot; 1 VCR; 1 fan; 1 washing machine; and other small appliances in addition to or replacing one of the above listed devices.

INDIVIDUAL RELIEF:

The criteria for medical relief are special needs for residents such as those who may require **medical equipment**. The procedure for a resident to request relief is to contact the Property Manager with a written explanation of the reasons relief is required. The Property Manager will review the request, make a decision and notify the resident.

TENANT PAID UTILITIES:

If Marshall Courts converts to tenant paid utilities, the NNRHA shall require the Tenant to obtain utility services directly from the utility providers in their name. The Tenant agrees to and is hereby obligated to purchase gas from Virginia Natural Gas and if required, electricity from Dominion Energy. The NNRHA agrees to reduce the Tenant's rent by the amount of the utility allowance.

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (04/30/2024))

Locality		Unit Type		Date (mm/dd/yyyy)			
Newport News Redevelopment And Housing Authority, VA		Single Family		10/01/21			
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	50	58	64	68	84	98
	b. Bottle Gas	96	109	125	138	161	187
	c. Electric	38	44	60	71	97	116
	d. Fuel Oil	56	67	119	144	174	209
	e. Heat Pump	28	33	45	53	73	87
Cooking	a. Natural Gas	3	3	3	4	4	4
	b. Bottle Gas	6	7	8	9	10	10
	c. Electric	4	5	5	6	7	8
	d. Microwave	3	3	4	4	4	5
Other Electric		15	20	23	28	33	37
Air Conditioning		6	8	9	11	13	15
Water Heating	a. Natural Gas	14	17	21	28	35	42
	b. Bottle Gas	32	40	49	66	83	99
	c. Electric	21	26	32	42	53	64
	d. Fuel Oil						
Water		19	20	26	33	39	44
Sewer		24	25	36	49	58	68
Trash Collection		29	29	29	29	29	29
Range		5	5	5	5	5	5
Refrigerator		7	7	7	7	7	7
Other -specify Customer Charge	a. Electric	7	7	7	7	7	7
	b. Natural Gas	17	17	17	17	17	17
	c. Electric Tax	3	3	3	3	3	3
	d. Nat Gas Tax	2	2	2	2	2	2
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.				Utility or Service		per month cost	
Name of Family				Heating		\$	
				Cooking			
Address of Unit				Other Electric			
				Air Conditioning			
Number of Bedrooms				Water Heating			
				Water			
				Sewer			
				Trash Collection			
				Range/Microwave			
				Refrigerator			
				Other			
				Total		\$	

**Allowances for Tenant-
Furnished Utilities and
Other Services**

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0189
(exp. (04/30/2024))

Locality		Unit Type		Date (mm/dd/yyyy)			
Newport News Redevelopment And Housing Authority, VA		Mobile Home		10/01/21			
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	46	54	60	63	78	91
	b. Bottle Gas	89	102	116	128	150	174
	c. Electric	35	41	56	66	90	108
	d. Fuel Oil	52	63	111	134	162	194
	e. Heat Pump	26	31	42	49	67	81
Cooking	a. Natural Gas	3	3	3	4	4	4
	b. Bottle Gas	6	7	8	9	10	10
	c. Electric	4	5	5	6	7	8
	d. Microwave	3	3	4	4	4	5
Other Electric		15	20	23	28	33	37
Air Conditioning		6	7	9	10	12	14
Water Heating	a. Natural Gas	14	17	21	28	35	42
	b. Bottle Gas	32	40	49	66	83	99
	c. Electric	21	26	32	42	53	64
	d. Fuel Oil						
Water		19	20	26	33	39	44
Sewer		24	25	36	49	58	68
Trash Collection		29	29	29	29	29	29
Range		5	5	5	5	5	5
Refrigerator		7	7	7	7	7	7
Other -specify Customer Charge	a. Electric	7	7	7	7	7	7
	b. Natural Gas	17	17	17	17	17	17
	c. Electric Tax	3	3	3	3	3	3
	d. Nat Gas Tax	2	2	2	2	2	2
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.				Utility or Service		per month cost	
Name of Family				Heating			
				Cooking			
Address of Unit				Other Electric			
				Air Conditioning			
				Water Heating			
				Water			
				Sewer			
				Trash Collection			
				Range/Microwave			
Number of Bedrooms				Refrigerator			
				Other			
				Total			

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0189
(exp. 04/30/2024)

Locality		Unit Type		Date (mm/dd/yyyy)			
Newport News Redevelopment And Housing Authority, VA		Duplex/Row/Townhouse		10/01/21			
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	43	50	55	58	72	84
	b. Bottle Gas	83	94	107	118	139	161
	c. Electric	32	38	52	61	83	100
	d. Fuel Oil	48	58	102	124	150	180
	e. Heat Pump	24	28	39	46	62	75
Cooking	a. Natural Gas	3	3	3	4	4	4
	b. Bottle Gas	6	7	8	9	10	10
	c. Electric	4	5	5	6	7	8
	d. Microwave	3	3	4	4	4	5
Other Electric		15	20	23	28	33	37
Air Conditioning		5	7	8	10	11	13
Water Heating	a. Natural Gas	14	17	21	28	35	42
	b. Bottle Gas	32	40	49	66	83	99
	c. Electric	21	26	32	42	53	64
	d. Fuel Oil						
Water		19	20	26	33	39	44
Sewer		24	25	36	49	58	68
Trash Collection		29	29	29	29	29	29
Range		5	5	5	5	5	5
Refrigerator		7	7	7	7	7	7
Other -specify Customer Charge	a. Electric	7	7	7	7	7	7
	b. Natural Gas	17	17	17	17	17	17
	c. Electric Tax	3	3	3	3	3	3
	d. Nat Gas Tax	2	2	2	2	2	2
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.				Utility or Service			per month cost
Name of Family				Heating			
				Cooking			
Address of Unit				Other Electric			
				Air Conditioning			
				Water Heating			
				Water			
				Sewer			
				Trash Collection			
				Range/Microwave			
				Refrigerator			
Number of Bedrooms				Other			
				Total			

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0189
(exp. 04/30/2024)

Locality		Unit Type		Date (mm/dd/yyyy)			
Newport News Redevelopment And Housing Authority, VA		Garden/High Rise Apt		10/01/21			
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	40	46	52	54	67	78
	b. Bottle Gas	77	87	100	110	129	150
	c. Electric	30	35	48	57	77	93
	d. Fuel Oil	45	54	95	115	139	167
	e. Heat Pump	23	26	36	42	58	70
Cooking	a. Natural Gas	3	3	3	4	4	4
	b. Bottle Gas	6	7	8	9	10	10
	c. Electric	4	5	5	6	7	8
	d. Microwave	3	3	4	4	4	5
Other Electric		15	20	23	28	33	37
Air Conditioning		5	6	7	9	11	12
Water Heating	a. Natural Gas	14	17	21	28	35	42
	b. Bottle Gas	32	40	49	66	83	99
	c. Electric	21	26	32	42	53	64
	d. Fuel Oil						
Water		19	20	26	33	39	44
Sewer		24	25	36	49	58	68
Trash Collection		29	29	29	29	29	29
Range		5	5	5	5	5	5
Refrigerator		7	7	7	7	7	7
Other -specify Customer Charge	a. Electric	7	7	7	7	7	7
	b. Natural Gas	17	17	17	17	17	17
	c. Electric Tax	3	3	3	3	3	3
	d. Nat Gas Tax	2	2	2	2	2	2
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.				Utility or Service		per month cost	
Name of Family				Heating			
				Cooking			
				Other Electric			
				Air Conditioning			
Address of Unit				Water Heating			
				Water			
				Sewer			
				Trash Collection			
				Range/Microwave			
Number of Bedrooms				Refrigerator			
				Other			
				Total			

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

MEMORANDUM

DATE: December 15, 2021

TO: Members, Board of Commissioners

FROM: Karen R. Wilds, Executive Director 

SUBJECT: Tenants' Accounts Receivable Charge-off, Five Months, Ending September, 2021 – All Public Housing Properties

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

There are 30 accounts recommended for charge-off action with a total dollar value \$37,352.81 for the period of May 1, 2021 – September 30, 2021. The average amount per vacated account is \$1,245.09.

Recoveries from previously charged-off accounts are \$7,970.55 for the current fiscal year. This reduces our actual loss to \$29,382.26 this fiscal year representing 1.4% of anticipated rents. We budget 2% of our net rental revenue as a collection loss.

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

		Monthly Average
Oct 2018 – Sept 2019	\$ 127,049.55	\$ 10,587.46
Oct 2019 – Sept 2020	\$ 19,265.77	\$ 2,752.25
Oct 2020 -- April 2021	\$ 37,071.25	\$ 5,295.89

Proposed:

May 2021 – September 2021	\$ 37,352.81	\$ 7,470.56
---------------------------	--------------	-------------

Adoption of the attached resolution authorizing the charge-off in the total amount of \$37,352.81 for the five-month period ending September 30, 2021 is recommended.

KRW/LKD/jam

Attachments

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

WHEREAS, there has been presented to the Board of Commissioners of the Newport News Redevelopment and Housing Authority and attached hereto a listing of recommended Charge Offs of Tenants' Accounts Receivable for the five months ending September 30, 2021 for Project Nos. VA 3-2 through 3-25; and

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Newport News Redevelopment and Housing Authority that the Executive Director be authorized to grant approval for the total charge-offs of \$37,352.81 of tenant accounts receivable for the above stated properties.

CHARGE-OFF OF TENANTS' ACCOUNTS RECEIVABLE

May 2021 to September 2021

Name	Project	Accounts	TOTAL
Marshall Courts	VA 3-2	19	18,635.68
Ridley Place	VA 3-4	2	5,208.72
Aqueduct	VA 3-11	9	13,508.41
Pinecroft	VA 3-13	0	0.00
Ashe Manor	VA 3-24	0	0.00
Orcutt Townhomes	VA 3-25	0	0.00
GRAND TOTAL		30	\$ 37,352.81

Collection Losses Budgeted FY 2022 \$ 41,260.00

Estimated Rental Income 2022 2,063,017.00

Approval Granted for Charge-off Amount:

Total Charge-offs for May - September 2021 37,352.81

Total Charge-off Recoveries thru 09/30/21 7,970.55

Net Collections Losses \$ 29,382.26

Karen R. Wilds
Executive Director

REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

DECEMBER, 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.



CONTENTS

Community Development	Page 1
Housing	Page 2
Family Self Sufficiency	Page 3
Wait List Data	Page 5
Administrative Services	Page 6
Finance	Page 8



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

The Annual Action Plan for program year 2021-2022 has been approved. The City and NNRHA has received the Funding Agreements for both CDBG and HOME. Reimbursement to the sub-recipients can now commence.

The CDBG application process for PY 2022-2023 is underway. There was a Public Meeting – held virtually – on Tuesday, December 7th at 6 p.m. CDBG applications were made available Wednesday, December 8th.

NNRHA closed on the purchase of 49 Mulberry Street on November 30, 2021.

The property is a church located in Salter's Creek and was purchased under the City's Flood Mitigation program. The purchase price was \$122,200.

INDIEDWELL

Matt Burton, architect for the project, has submitted plans and specifications to the City for review and approval. We anticipate receiving building permits this month.

ACQUISITION AND REHABILITATION

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	2	9
Projects Pending Appr	3	1	0	4
Ongoing Projects	3	3	0	6
Total in Process	10	7	2	19

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	0	2

RENTAL ASSISTANCE DEMONSTRATION

Spratley House (50 Apartments)

The Spratley House project is 84% 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. Phase VII consists of (12) one and two-story buildings, a total of 88 dwelling units. The unit mix consists of (32) one-bedroom units, (34) two-bedroom units, (18) three-bedroom units, and (4) four-bedroom units.

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 January, 2022.

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 Hampton Roads Community Action Program. One proposal was received in response to the solicitation and was interviewed on December 7. The Newport News Department of Human Services is providing case management services to Ridley residents on an interim basis until a new People Plan Lead is selected and approved by the Board of Commissioners.

PUBLIC AND ASSISTED HOUSING

OCCUPANCY REPORT *Total Waiting List Applications:*

Public Housing		404
Approved/Eligible	80	
Pending	324	
Section 8		395
Approved/Eligible	81	
Pending	314	

The pending numbers for the Public Housing Program (324) and the Housing Choice Voucher Program (314) 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 November

Public Housing Program	3
Housing Choice Voucher	17
Mod-Rehab (SRO)	0
Total	20

Occupancy Statistics:

Public Housing Program (of 1,098 units)	98%
Section 8 Program (baseline 2,813);	95%
Warwick SRO (of 87 units)	99 %

Avg. # of Leasing Days (Public Housing) 62

Average Family Rent Contribution for Move-ins Last Month:

1. Public Housing \$210.
2. Housing Choice Voucher \$376.
3. Warwick SRO \$ 0.

Lease Rate –Nov. 2021 95%

Cumulative Percentage of Section 8
Budget Authority Utilized Nov, 2021 103.3%

HCV Homeownership: 65
Total 190

Community Resources Resident Relations - Seniors



FAMILY INVESTMENT CENTER (FIC) ACTIVITIES

EMPLOYED F.I.C. PARTICIPANTS Nov, 2021 (since 1995)	
Aqueduct	112
Ashe Manor	0
Brighton	46
Cypress	24
Dickerson	185
Harbor Homes	126
Lassiter	95
Marshall	165
Orcutt	28
Orcutt TH	10
Oyster Point	23
Pinecroft	7
Ridley	383
Section 8	71
Spratley	2
Total	1,277

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

A Day of Giving

Jencare staff, including physicians and other medical staff, were at Ashe Manor on November 10th for a "Day of Giving." They assisted many of the senior residents with some basic household tasks such as taking out the trash, washing dishes, etc. They also set up a pop-up clothes closet in the community room; providing coats, shoes, pants, sweaters and other clothing. Every person who came to the clothes closet or who had help in their apartments received a bag of food as well. It was a lighthearted, interactive event.

Thanksgiving Baskets and Dinners



New Living Stone Christian Church provided Thanksgiving meal baskets and hot meals to numerous residents at Great Oak and Pinecroft.

Medicare Health Plan Q&A in the Enrollment Session

Ken Hodge had Q & A sessions about Anthem at Pinecroft on 11/2 and Ashe on 11/4. Residents played bingo and had the opportunity to learn about Anthem changes.

Resident Relations - 2021 Thanksgiving Basket Donations



The Newport News Housing Authority was proud to partner with the Kappa Iota Iota Chapter of Omega Psi Phi Fraternity, Inc. to distribute twenty (20) Thanksgiving baskets and Holiday greeting cards. The organization has been donating holiday baskets over the last past eight years to our residents in need. The baskets were delivered to seniors and single-family households living at Marshall Courts and Ashe manor on Saturday, November 20, 2021 with COVID-19 safety precautions. The families were very happy, excited and grateful to receive a delicious meal. We look forward to doing this again next year.



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

Property	Occupancy Rate	Approved/Eligible	Pending	Total
Orcutt Townhomes III	100%	16	10	26
Cypress Terrace	90%	5	64	69
Oyster Point/Brighton	97%	10	93	103
Great Oaks	99%	90	130	220
Lofts on Jefferson	100%	6	2	8
Jefferson Brookville	98%	6	12	18
Lassiter Courts	98%	6	12	18

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 November, 2021.

Participants:	Public Housing	Housing Choice Voucher	Total
Total number in FSS Program	25	73	98
Employed	13	52	65
Currently not working	9	16	25
Attending Thomas Nelson Comm. College	0	2	2
Enrolled in other Training Program	2	1	3
Employed and going to school	1	2	3
Participants with escrow accounts	11	37	48

ADMINISTRATIVE SERVICES

Employee Service Recognition

For the past two years, the Authority has been unable to come together to recognize and celebrate our service award recipients because of the pandemic. We have several employees who have worked hard to achieve a service milestone. Loyal and dedicated employees are the foundation of our success. They are significant members of our team and we appreciate and value their hard work.

5 YEAR RECIPIENTS:

2020

James Cofield
Angel Henderson
Jeffery Washington
Kymberlie Stewart
Tanya Tatum
Robert Haviland
Rondell Pugh

2021

Tara Johnson
Michael Ricks
Teresa Bennett
Jacinta Moriah

10 YEAR RECIPIENTS:

2020

Jeremy Moore

2021

Patrick Devereux

15 YEAR RECIPIENTS:

2020

Stephanie Christian
Charles Doughty
Lasandra Wingate
Felicia Edwards
Jill Dowdy-Dula

2021

Helen Pyles

20 YEAR RECIPIENTS:

2021

Nicole Jones
Huong Nguyen
Karren Douglas

25 YEAR RECIPIENT:

2020

Carol Whitt

30 YEAR RECIPIENTS:

2020

Jacklyn Jennings

Carl Williamson

35 YEAR RECIPIENTS:

2020

Karen Wilds

Deloris Young

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY
2021 Housing Choice and Mainstream Voucher Program Utilization Report - Actual
For the Year Ending December 31, 2021

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														\$ 22,652,997			
Mainstream Voucher Program Funding														\$ 524,146		Final	
Emergency Housing Voucher Program Funding														\$ 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	Fraud Recovery								
January	HCV MS 2578 78	93.0% 55.3%	\$ 1,762,573.00 \$ 52,867.00	\$ 683.70 \$ 677.78	(168,467.00) \$ 52,867.00	91.3% 107.8%	91.3% 107.8%	\$1,931,040.00 \$49,059.00	\$ 4,094.38	\$		\$ 4,094.38	662,422.29	1,043,616.48			
February	HCV MS 2594 81	93.5% 57.4%	\$ 1,778,481.00 \$ 53,838.00	\$ 685.61 \$ 664.67	(149,426.00) \$ 4,779.00	92.2% 109.7%	91.8% 108.8%	\$1,927,907.00 \$49,059.00	\$ 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 \$ 671.13	(147,309.42) \$ 7,000.00	92.4% 113.8%	92.0% 110.5%	\$1,936,980.00 \$50,717.00	\$ 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 \$ 671.56	(138,787.00) \$ 3,159.00	92.8% 105.9%	92.2% 109.2%	\$1,932,234.00 \$53,924.00	\$	\$	-	\$ 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 \$ 660.37	\$ 557,417.00 \$ 8,151.00	145.2% 115.1%	99.6% 110.5%	\$1,233,741.00 \$53,924.00	\$ 393.00	\$ 419.50	\$ 812.50	\$ 716,837.09	1,728,176.39				
June	HCV MS 2604 99	93.2% 70.2%	\$ 1,789,562.00 \$ 63,340.00	\$ 687.24 \$ 639.80	(100,770.00) \$ 51,167.00	94.7% 520.3%	98.7% 129.0%	\$1,890,332.00 \$12,173.00	\$ 24,392.00	\$ 874.00	\$ 25,266.00	\$ 842,873.09	1,744,953.05				
July	HCV MS 2601 98	93.1% 69.5% 0.0%	\$ 1,821,338.00 \$ 62,697.00 \$	\$ 700.25 \$ 639.77 \$	(58,281.00) \$ 3,826.00 (22,536.00)	96.9% 106.5% 0.0%	98.4% 125.0% 0.0%	\$1,879,619.00 \$58,871.00 \$	\$ 495.50	\$ 495.50	\$ 495.50	\$ 901,649.59	1,743,984.55				
August	HCV MS 2611 99	93.5% 70.2% 0.0%	\$ 1,841,606.00 \$ 63,416.00 \$	\$ 705.33 \$ 640.57 \$	(38,012.00) \$ 4,545.00 (22,536.00)	98.0% 107.7% 0.0%	98.3% 125.0% 0.0%	\$1,879,618.00 \$58,871.00 \$	\$ 839.50	\$ 839.50	\$ 839.50	\$ 940,501.09	1,733,122.05				
September	HCV MS 2636 104	94.4% 73.8% 0.0%	\$ 1,863,285.00 \$ 65,240.00 \$	\$ 706.86 \$ 627.31 \$	15,021.00 \$ 6,369.00 (22,536.00)	100.8% 110.8% 0.0%	98.6% 120.8% 0.0%	\$1,848,264.00 \$58,871.00 \$	\$ 424.00	\$ 424.00	\$ 424.00	\$ 925,904.09	1,731,543.55				
October	HCV MS 2639 107	94.5% 75.9% 0.0%	\$ 1,885,646.00 \$ 70,594.00 \$	\$ 714.53 \$ 659.76 \$	37,382.00 \$ 7,277.00 (22,536.00)	102.0% 111.5% 0.0%	99.0% 119.7% 0.0%	\$1,848,264.00 \$ 63,317.00 \$	\$ 161.00	\$ 161.00	\$ 161.00	\$ 888,683.09	1,718,391.05				
November	HCV MS 2645 107	94.7% 75.9% 0.0%	\$ 1,886,901.00 \$ 72,235.00 \$	\$ 713.38 \$ 675.09 \$	826,677.00 \$ 8,284.00 (22,536.00)	178.0% 113.0% 0.0%	103.3% 118.9% 0.0%	\$1,060,224.00 \$ 63,951.00 \$	\$ 297.50	\$ 297.50	\$ 297.50	\$ 62,303.59	2,493,278.55				
														\$	20,684,769.58	\$	35,325.88
														\$20,053,640.00	\$		

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 December 21, 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.

AYES

VOTE

NAYS

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

* * * *

ITEM NO. 9
Other Business