

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

**January 16, 2024
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, December 19, 2023
4. Election of Officers of Board of Commissioners
 - a. Chairman
 - b. Vice-Chairman
5. Consider motion affirming appointments
 - a. Secretary-Treasurer
 - b. Assistant Secretary-Treasurer
6. Communications
7. New Business
 - a. **Public Hearing** – To receive comments on the issuance of Multifamily Housing Revenue Bonds for 100 29th Street and 311 33rd Street
 - b. Consider a resolution approving the issuance of Multifamily Housing Revenue Bonds for 100 29th Street, LLC (The Coile Phase I)
 - c. Consider a resolution approving the issuance of Multifamily Housing Revenue Bonds for 311 33rd Street, LLC (The Coile Phase II)
8. Report to the Board
9. Closed session in accordance with the Virginia Freedom of Information Act, Code of Virginia, Section 2.2-3711
10. Consider adoption of resolution certifying a Closed Meeting in conformity with Virginia law.
11. Any other business to come before the Board.
 - Comments from the Public: (*Time Limit 5 Minutes*)
12. Adjournment

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
December 19, 2023**

Having duly given public notice, the Board of Commissioners of the Newport News Redevelopment and Housing Authority met at 227 27th Street, in the City of Newport News, Virginia, at 8:30 a.m. on Tuesday, December 19, 2023.

**Pledge of
Allegiance**

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

Roll Call

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

Commissioners present: -

Kenneth Penrose
Lisa Wallace-Davis
William Black
George Knight
Barbara Holley
Lou Call
Thaddeus Holloman

Also present:

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

Karen R. Wilds
Executive Director

Lysandra Shaw
Deputy Executive Director

Carl V. Williamson
Director of Housing

Valarie Ellis, Director
Administrative Services

Lisa Dessoify, Director
Finance

David Staley, Director
Community Development

Torkeesha Brooks
Deputy Executive Assistant

Justin Orié
NNRHA IT Department

DeAnna Smith
Legal Aid Society of Eastern Virginia

Jamesa Parker
Legal Aid Society of Eastern Virginia

Andrew Heiser
Legal Aid Society of Eastern Virginia

Kamilla Flowers
Citizen

**Approval of
Minutes October
17, 2023**

Commissioner Black moved that the minutes of the meeting of the Board of Commissioners held on October 17, 2023 be approved. The motion was seconded by Commissioner Knight and passed with a unanimous vote.

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
December 19, 2023**

Communications

The following communications were provided to the Board and reviewed by the Executive Director. Ms. Wilds stated that the Authority received a Press Release from HUD Public Affairs, dated November 15, 2023 entitled "HUD to Preserve and Rehabilitate Affordable Rental Homes in Newport News, VA". The U.S. Department of Housing and Urban Development (HUD) announced that it has closed a Rental Assistance Demonstration (RAD) \$6 million transaction with the Newport News Redevelopment and Housing Authority (NNRHA) at Orcutt Townhomes. This transaction allows NNRHA to substantially rehabilitate 40 affordable rental homes through a combination of funding from state, local and federal sources. Through this transaction, NNRHA will be able to ensure that the property is updated and preserved. Orcutt Townhomes features twenty two-story duplex townhomes and is adjacent to several local amenities, including schools, a grocery store and other businesses.

Ms. Wilds stated that it was announced on the news, last night 12/18/23, City Council has appointed the interim City Manager, Alan Archer, as the permanent City Manager. City Council also approved the reappointment of Mr. Knight and Mr. Holloman to the Authority Board for four (4) more years.

Ms. Wilds also reminded the Board they will be receiving the Conflict-of-Interest form from the City Clerks office the beginning of January and it is due back to their office by the end of January, 2024.

Public Hearing

Mr. Penrose announced this morning a public hearing is being held to receive comments on the Public Housing Flat Rent Agency Plan Amendment for Fiscal Years 2024-2028 which includes the Annual Plan for Fiscal Year 2023, Housing Choice Voucher Payment Standards Agency Plan Amendment, the Revised Utility Allowances for Public Housing and the Section 8 HCV program and Amendments to the 5-year plan.

A notice appeared in the Daily Press on September 27, 2023 and the Tidewater Hispanic newspaper on October 5, 2023 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.

No public comments or emails were made or received.

Commissioner Holloman made a motion to close the Public Hearing. Commissioner Davis seconded the motion which passed with a unanimous vote. The resolution is attached to and made a part of these minutes.

New Business

**The Board of
Commissioners of the
Newport News
Redevelopment and
Housing Authority
Authorizing an
Amendment to the Five
Year/Annual Plan and
Establishing Flat Rents**

The Board had been provided copies of a resolution authorizing an amendment to the five year/annual plan and establishing flat rents. 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. The Authority currently have eight of the 839 families in public housing paying the flat rent. The proposed Flat Rent Schedule was provided to the Commissioners. In order to address hardships by any increased rents, Ms. Wilds requested the staff to continue to phase in the flat rent increases by \$50. quarterly until the new amount is achieved.

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.

**The Board of
Commissioners of the
Newport News
Redevelopment and
Housing Authority
Approving the Housing**

The Board had been provided copies of a resolution approving the Housing Choice Voucher program payment standards and amendment to the five year/annual plan. The Housing Choice Voucher Payment Standard is used to calculate the housing assistance payment for families participating in the Housing Choice Voucher program and is the maximum monthly assistance payment allowable. In accordance with HUD

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
December 19, 2023**

**Choice Voucher
Program Payment
Standards and
Amendment to the Five
Year/Annual Plan**

regulations and at the Housing Authority's discretion, the Voucher Payment Standard amount may be set by the Authority between 90% and 110% 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 Authority 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.

This FMR is published for the Metropolitan Statistical Area for the Hampton Roads region. On June 23, 2022 the Department of Housing and Urban Development approved a new payment standard maximum at 120% of the FMR due to rental market fluctuations, increases in family rent burdens and potential housing instability concerns. This current waiver is in effect through December 3, 2023. In an effort to provide an extension of currently approved waivers for new payment standards at 120% of FMR, we requested and were approved by HUD for an extension of FY 2023 FMRs at 120% through December 31, 2023.

A chart approving the current proposed Payment standards was provided to the Board. Ms. Wilds recommended the Board approve the Payment Standard which reflects current market conditions. The recently published FMRs for 2024 were adjusted from 104% to 108% in order to maintain the payment standard at current levels. These changes will be effective for current HCV clients at each family's next regular reexamination. This change will become effective January 1, 2024.

Commissioner Black 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.

**The Board of
Commissioners of the
Newport News
Redevelopment and
Housing Authority
Authorizing the Revised
Utility Allowances for
Public Housing and the
Section 8 HCV Program
and Amendment to the 5
Year Plan**

The Board had been provided copies of a resolution authorizing an amendment to the five-year plan and revision to the Utility Allowances for Public Housing and the Section 8 HCV Program. 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, and estimate of reasonable utilities consumption levels by an energy conserving household of modest circumstances. HUD regulations require a revision of allowances for a utility category rate change by 1-% or more since the last review. The utility that changed by 10% or more was Natural Gas, Fuel Oil, Electric and Propane Gas.

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.

The Board was provided the proposed utility allowance schedules for each Public Housing complex and for the Section 8 Housing Choice Voucher program.

Ms. Wilds recommended adoption of the rate schedules to better reflect actual utility costs to the Authority and to our Public Housing and Housing Choice Voucher clients, effective January 1, 2024.

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.

**The Board of
Commissioners of the
Newport News
Redevelopment and
Housing Authority
authorizing Charge off
of Tenants' Accounts
Receivable**

The Board had been provided copies of a resolution authorizing tenants' accounts receivable charge-off, five months, ending September, 2023 for all Public Housing properties. There are 36 accounts recommended for charge-off action with a total dollar value of \$47,846.22 for the period of May 1, 2023 – September 30, 2023. The average amount per vacated account is \$1,329.06. Recoveries from previously charged-off accounts are \$3,654.52 for the current fiscal year. This reduces our actual loss to \$44,191.70 this fiscal year representing 2.06% of anticipated rents. We budget 2% of our net rental revenue as a collection loss.

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

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
December 19, 2023**

Report to the Board

A Report to the Board for December, 2023 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 several organizations generously made donations to many of our clients for the holidays. Oyster Point Rotary club donated bicycles to 50 children in Public Housing units this past Saturday at the YMCA.

Ms. Dessoffy reported the auditors started field work two weeks ago and were on site for a week. The audit is going very well and we are providing information to them as quickly as possible.

Ms. Shaw reported previously we have had some warranty issues with some electrical items and HVAC at the Lift & Rise these have been resolved and we currently have no outstanding warranty issues. PG Harris Construction has been hired by Pennrose to complete the 1st floor commercial buildout. The Ridley onsite housing is ongoing, Phase III-R should be completed by July, 2024 and Phase IV-R completed by November, 2024. For the Downtown Phase, we are estimating design work to start anytime now. We are working on our final draft for the Housing Revision Plan. We will be submitting that to HUD in early 2024.

The City and NNRHA held a community update event on November 18th. Several members of the community attended and were able to engage with CNI project consultants.

USI continues to work with families to provide family supportive services. There are currently 188 families in active case management. They are also starting to work with residents that were not former Ridley residents but moved to the Lift & Rise, they are entitled to case management as well.

Ms. Ellis reported last Friday, we had the opportunity to celebrate our employee's milestone of services with the Authority. They range from 5 to 40 years. It was a great event. The elevator has been back in service since November.

Mr. Staley reported we issued a Notice to Proceed to OKJ Construction for the Orcutt Townhomes I RAD project. Demolition to the interior has already taken place to include electrical, plumbing, flooring and HVAC. They have also started removing all of the exterior siding and roofing. We anticipate rehabilitation completion in 10 months.

The Aqueduct sewer improvement project is currently 85% complete. Backordered materials arrived recently and the project is anticipated to be completed by the end of this month. There has been minimal disruption to the residents.

Ms. Wilds announced that Mr. Williamson is retiring from the organization at the end of January. She thanked him for his 34 years of dedication and hard work.

Closed Session

Other Business

Ms. Kamilla Flowers, resident of Lassiter Courts, spoke for approximately 1 minute congratulating NNRHA for activities occurring in the Southeast Community.

Adjournment

There being no other business to come before the Board, the Chairman adjourned the meeting at 8:56 a.m.

Secretary-Treasurer

ITEM NO. 4

Election of Officers of Board of Commissioners

- a. Chairman
- b. Vice-Chairman

ITEM NUMBER 5

Consider motion affirming appointments

- a. Secretary-Treasurer
- b. Assistant Secretary-Treasurer

ITEM NO. 6

COMMUNICATIONS



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

OFFICE OF PUBLIC AND INDIAN HOUSING

December 20, 2023

VA003
NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY
PO BOX 797
NEWPORT NEWS, VA 23607-0797

Dear Executive Director:

SUBJECT: Response to the application submitted for the Fiscal Year (FY) 2022 Family Unification Program (FUP) Notice of Funding Opportunity (NOFO)

The Department of Housing and Urban Development (HUD) regrets to inform you that your agency was not selected for the Fiscal Year (FY) 2022 Family Unification Program (FUP) Notice of Funding Opportunity (NOFO) (FR-6600-N-84). Although your application met threshold eligibility requirements and met or exceeded the threshold of 61 points required to be considered for funding, your agency was not selected because there were not sufficient funds to make awards to all eligible applications.

No later than May 17, 2024, HUD will provide requesting applicants a debriefing related to the denial of its application. A request for debriefing must be submitted by the official whose signature appears on the Application for Federal Assistance (SF-424) or by his or her successor and sent by email to 2022FUPNOFO@hud.gov. The subject line of the email message should be, "FUP NOFO – Debrief – VA003." Applicant must insert their PHA code in the subject line.

Thank you for your interest in the Department's programs.

Sincerely

Steven R. Durham

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

Steven R. Durham
Director
Office of Housing Voucher Programs



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Financial Management Center
2380 McGee Street, Suite 400
Kansas City, MO 64108-2605

OFFICE OF PUBLIC AND INDIAN HOUSING

December 22, 2023

VA003
NEWPORT NEWS REDEVELOPMENT & HA
PO BOX 797
NEWPORT NEWS, VA 23607-0797

Dear Executive Director:

**SUBJECT: Section 8 Housing Choice Voucher Program – Demolition/Disposition
Marshall Courts**

This letter is to notify you that funds have been obligated to provide replacement vouchers for Public Housing units lost in connection with a HUD-approved demolition/disposition plan at the above-named project(s).

These funds will automatically be disbursed to your agency and will be evenly spread over the term of the contract. The terms of the funding, including the approximate amount of the monthly payment, are reflected in the enclosed table.

Ongoing administrative fees for new vouchers for tenant protection actions are based on leasing as reported by your PHA in VMS, and will be included in your agency's monthly administrative fee disbursement once leasing for these vouchers has been established in VMS. These vouchers should be reported under the Tenant Protection category in VMS.

Enclosed is your executed copy of the notice to amend the Consolidated Annual Contributions Contract (CACC) with revised funding exhibits reflecting the changes described above. The amendment notice and revised funding exhibits should be filed with your most recent executed CACC.

Public housing agencies receiving an increment in excess of \$100,000 in Budget Authority (BA) are required to submit Form HUD-50071, Certification of Payments to Influence Federal Transactions, and if applicable, Form SF-LLL, Disclosure of Lobbying Activities. If this letter notifies you of a renewal in excess of \$100,000, and your PHA has not submitted the Form(s) HUD-50071 (and SF-LLL where applicable) for your current fiscal year; the documents

must be submitted to your local field office and Financial Analyst at the Financial Management Center (FMC) within 30 days of the date of this letter. These forms are located on the Internet at the following addresses:

Form HUD-50071

<https://www.hud.gov/sites/documents/50071.pdf>

Form SF-LLL

https://www.hud.gov/sites/documents/19161_SF-LLL.PDF

If you have any questions, please contact your Financial Analyst.

Sincerely,

June E. Burnes

Digitally signed by June E. Burnes
DN: CN = June E. Burnes, C = US
O = Financial Management Center,
OU = Division Director
Reason: I am approving this document

June Burnes
Division Director

Enclosures

Increment Number Table

U. S. Department of Housing and Urban Development
Office of Public and Indian Housing

Housing Choice Voucher Program

Section 8

Increment Number	Program Funding	No. of Units	Budget Authority Assigned	Effective Date	Term	Approximate Monthly Disbursement
VA003VO0294	VO	8	\$75,371	5/1/2024	12	\$6,281
VA003VO0293	VO	20	\$188,426	4/1/2024	12	\$15,702
VA003VO0292	VO	20	\$188,426	3/1/2024	12	\$15,702
VA003VO0291	VO	20	\$188,426	2/1/2024	12	\$15,702
VA003VO0290	VO	20	\$188,426	1/1/2024	12	\$15,702

These units will be renewed at the beginning of the next calendar year.

**Consolidated
Annual Contributions Contract**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Housing Choice Voucher Program

Section 8

**HUD NOTICE TO HOUSING AGENCY AMENDING
CONSOLIDATED ANNUAL CONTRIBUTIONS CONTRACT**

**Housing Agency: VA003
NEWPORT NEWS REDEVELOPMENT & HA**

In accordance with Paragraph 2.c. of the Consolidated Annual Contributions Contract between HUD and the HA, you are notified that the funding exhibits of the Consolidated Annual Contributions Contract is hereby revised to add a new funding increment as provided in the attached revised funding exhibit. (This notice adds one or more funding increments listed on the attached funding exhibit.)

The revised funding exhibit is attached to this HUD notice. This revised funding exhibit replaces and revises the prior funding exhibit.

In accordance with Paragraph 2.d. of the Consolidated Annual Contributions Contract, this HUD notice and the attached funding exhibit constitutes an amendment to the Consolidated Annual Contributions Contract.

United States of America

Secretary of Housing and Urban Development
Authorized Representative

Date of Document:

Robert H. Boepple, Director
Financial Management Center

12/22/2023

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 PIH SECTION 8 - FUNDING EXHIBIT
 PROGRAM-BASED

ACC NUMBER: VA003

FIELD OFFICE: 3FPH

VA003
 NEWPORT NEWS REDEVELOPMENT & HA
 PO BOX 797
 NEWPORT NEWS, VA 236070797

HA FISCAL YEAR-END: 06/30

PROGRAM TYPE: HAP-Voucher Program

FUNDING INCREMENT NUMBER	FIRST DAY OF TERM	LAST DAY OF TERM	CONTRACT TERM	BUDGET AUTHORITY	UNITS
VA003AF0146	12/1/2021	12/31/2021	1	133,357	N/A
VA003AF0147	12/1/2021	12/31/2021	1	17,600	N/A
VA003VO0232	1/1/2021	12/31/2021	12	246,121	30
VA003VO0233	1/1/2021	12/31/2021	12	56,957	8
VA003VO0234	2/1/2021	12/31/2021	11	1	5
VA003VO0235	1/1/2021	12/31/2021	12	1	14
VA003VO0236	1/1/2021	12/31/2021	12	1	5
VA003VO0237	1/1/2021	12/31/2021	12	1	12
VA003VO0238	1/1/2021	12/31/2021	12	1	5
VA003VO0239	1/1/2021	12/31/2021	12	1	5
VA003VO0243	1/1/2021	12/31/2021	12	1	12
VA003VO0249	12/1/2021	12/31/2021	1	1,804,929	2697
VA003VO0250	1/1/2022	1/31/2022	1	1,855,651	2727
VA003AF0148	1/1/2022	2/28/2022	2	367,308	N/A
VA003VO0251	2/1/2022	2/28/2022	1	1,419,056	2727
VA003VO0252	2/1/2022	2/28/2022	1	436,595	N/A
VA003AF0149	3/1/2022	3/31/2022	1	183,654	N/A
VA003AFR321	3/1/2022	3/31/2022	1	50,128	N/A
VA003VO0260	3/1/2022	3/31/2022	1	1,855,651	2727
VA003AF0150	4/1/2022	4/30/2022	1	179,944	N/A
VA003AFHV23	4/1/2022	4/30/2022	1	600	N/A
VA003VO0262	4/1/2022	4/30/2022	1	1,688,520	2727
VA003VO0263	4/1/2022	4/30/2022	1	246,749	N/A
VA003VOPR21	4/1/2022	4/30/2022	1	61,591	N/A
VA003AF0151	5/1/2022	5/31/2022	1	179,944	N/A
VA003AFR421	5/1/2022	5/31/2022	1	134,206	N/A
VA003VO0265	5/1/2022	5/31/2022	1	1,954,916	2727
VA003AFHV24	6/1/2022	6/30/2022	1	500	N/A
VA003AF0152	6/1/2022	9/30/2022	4	748,468	N/A

FUNDING INCREMENT NUMBER	FIRST DAY OF TERM	LAST DAY OF TERM	CONTRACT TERM	BUDGET AUTHORITY	UNITS
VA003AFR122	9/1/2022	9/30/2022	1	66,830	N/A
VA003VO0266	6/1/2022	9/30/2022	4	7,483,350	2727
VA003AF0153	10/1/2022	10/31/2022	1	187,117	N/A
VA003AF0154	10/1/2022	10/31/2022	1	11,250	N/A
VA003VO0267	10/1/2022	10/31/2022	1	1,889,121	2727
VA003AFR222	11/1/2022	11/30/2022	1	70,132	N/A
VA003AF0155	11/1/2022	12/31/2022	2	410,720	N/A
VA003VO0253	1/1/2022	12/31/2022	12	1	5
VA003VO0254	1/1/2022	12/31/2022	12	1	14
VA003VO0255	1/1/2022	12/31/2022	12	1	5
VA003VO0256	1/1/2022	12/31/2022	12	1	12
VA003VO0257	1/1/2022	12/31/2022	12	1	5
VA003VO0258	1/1/2022	12/31/2022	12	1	5
VA003VO0259	1/1/2022	12/31/2022	12	1	8
VA003VO0261	12/1/2022	12/31/2022	1	1	88
VA003VO0264	1/1/2022	12/31/2022	12	1	11
VA003VO0269	11/1/2022	12/31/2022	2	3,839,839	2727
VA003AF0156	1/1/2023	2/28/2023	2	410,720	N/A
VA003AFR322	2/1/2023	2/28/2023	1	63,711	N/A
VA003VO0270	1/1/2023	2/28/2023	2	4,379,408	2727
VA003AF0157	3/1/2023	3/31/2023	1	205,396	N/A
VA003VO0280	3/1/2023	3/31/2023	1	2,210,045	2727
VA003VO0281	3/1/2023	3/31/2023	1	290,552	N/A
VA003VO0283	4/1/2023	4/30/2023	1	106,053	N/A
VA003AF0158	4/1/2023	5/31/2023	2	410,792	N/A
VA003AFHV25	4/1/2023	5/31/2023	2	200	N/A
VA003VO0282	4/1/2023	5/31/2023	2	4,420,090	2727
VA003AFR422	6/1/2023	6/30/2023	1	15,896	N/A
VA003AFR123	7/1/2023	7/31/2023	1	81,208	N/A
VA003AF0159	6/1/2023	9/30/2023	4	825,616	N/A
VA003AF0161	9/1/2023	9/30/2023	1	9,000	N/A
VA003AF0162	9/1/2023	9/30/2023	1	73,284	N/A
VA003AFHV26	9/1/2023	9/30/2023	1	200	N/A
VA003AFRF23	9/1/2023	9/30/2023	1	69,314	N/A
VA003VO0268	10/1/2022	9/30/2023	12	141,561	15
VA003VO0284	6/1/2023	9/30/2023	4	8,328,087	2727
VA003AF0160	10/1/2023	10/31/2023	1	206,404	N/A
VA003VO0285	10/1/2023	10/31/2023	1	2,082,022	2742
VA003AF0163	11/1/2023	12/31/2023	2	449,450	N/A

FUNDING INCREMENT NUMBER	FIRST DAY OF TERM	LAST DAY OF TERM	CONTRACT TERM	BUDGET AUTHORITY	UNITS
VA003VO0271	1/1/2023	12/31/2023	12	1	5
VA003VO0272	1/1/2023	12/31/2023	12	1	14
VA003VO0273	1/1/2023	12/31/2023	12	1	5
VA003VO0274	1/1/2023	12/31/2023	12	1	12
VA003VO0275	1/1/2023	12/31/2023	12	1	5
VA003VO0276	1/1/2023	12/31/2023	12	1	5
VA003VO0277	1/1/2023	12/31/2023	12	1	8
VA003VO0278	1/1/2023	12/31/2023	12	1	88
VA003VO0279	1/1/2023	12/31/2023	12	1	7
VA003VO0287	11/1/2023	12/31/2023	2	4,342,044	2742
VA003AF0164	1/1/2024	1/31/2024	1	212,898	N/A
VA003VO0289	1/1/2024	1/31/2024	1	2,245,030	2742
VA003VO0286	9/1/2023	8/31/2024	12	113,056	12
VA003VO0290	1/1/2024	12/31/2024	12	188,426	20
VA003VO0291	2/1/2024	1/31/2025	12	188,426	20
VA003VO0292	3/1/2024	2/28/2025	12	188,426	20
VA003VO0293	4/1/2024	3/31/2025	12	188,426	20
VA003VO0294	5/1/2024	4/30/2025	12	75,371	8

ITEM NUMBER 7

New Business

- a. **Public Hearing** – To receive comments on the issuance of Multifamily Housing Revenue Bonds for 100 29th Street and 311 33rd Street
- b. Consider a resolution approving the issuance of Multifamily Housing Revenue Bonds for 100 29th Street, LLC (The Coile Phase I)
- c. Consider a resolution approving the issuance of Multifamily Housing Revenue Bonds for 311 33rd Street, LLC (The Coile Phase II)

7a

PUBLIC HEARING

**NEWPORT NEWS REDEVELOPMENT AND HOUSING
AUTHORITY**

**Multifamily Housing Revenue Bonds for
The Coile Phase I and the Coile Phase II**

This morning a public hearing is being held to receive comments on the proposed Multifamily Housing Revenue Bonds for the Coile Phase I and the Coile Phase II

A notice advertising the Public Hearing was posted in the lobby of the Authority located at 227 27th Street, Newport News, VA and appeared in Inside Business on January 8, 2024.

I now open this public hearing and invite comments.

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY**MEMORANDUM**

DATE: January 11, 2024

TO: All Members, Board of Commissioners

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

SUBJECT: Multifamily Housing Revenue Bonds Issuance Request for 100 29th Street, LLC

This month, T.M. Associates Inc, sponsor for 100 29th Street, LLC, applied to the Authority for an Inducement Resolution regarding the issuance of the Authority's Multifamily Housing Revenue Bonds not to exceed \$8,000,000 for the construction of a multifamily residential rental housing project to consist of 31 units with a mix of 16, 2-bedroom, 2-bath units and 15, 3-bedroom, 2-bathroom units with a community space amenity. The bonds will be used for financing a portion of the costs of acquiring, constructing and equipping of an affordable housing development to be known as The Coile Phase I at 100 29th Street in Newport News, Virginia 23607.

A public hearing is required as part of the Board of Commissioners' action and has been advertised for the meeting January 16, 2024 to obtain public comments on this proposed action. As required by applicable public notification regulations, this matter has been subject to an advertisement in Inside Business on January 8, 2024.

The attached resolution is included for your consideration following the public hearing. Donald Nuzzio and/or Adam Stockmaster of 100 29th Street, LLC and Mr. William Nusbaum of Williams Mullen, bond counsel, will be in attendance to describe the proposed plan of financing and respond to questions.

Subject to the Board's approval of this proposal, the City Council will be requested at their February 27, 2024 meeting 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 City Council's action, final approval of the Authority's bond issuance would be considered at one of the Board's future meetings.

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.

**OFFICIAL ACTION RESOLUTION OF THE
NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY FOR
MULTIFAMILY REVENUE BONDS RELATED TO 100 29TH STREET, LLC**

WHEREAS, the Newport News Redevelopment and Housing Authority (the "Authority"), was created pursuant to the Virginia Housing Authorities Law (the "Act"), Chapter 1, Title, Code of Virginia of 1950, as amended (the "Virginia Code"), and is now existing and operating as a public body corporate and politic; and

WHEREAS, the Act empowers the Authority: (a) to issue its notes or bonds in accordance with the provisions of the Act for the purpose of making loans for the prevention and elimination of slum or blighted areas, for assistance in housing construction or rehabilitation by private sponsors and to refund prior obligations issued for any such purposes; (b) with the approval of the local governing body or its designee, to form corporations, partnerships, joint ventures, trusts, or any other legal entity or combination thereof, on its own behalf or with any person or public or private entity; and (c) in connection with any housing project, to lease or rent lands embraced in any housing project; and

WHEREAS, for the benefit of the Borrower (as hereinafter defined), the Authority has engaged in discussions with T. M. Associates, Inc., the sponsor (the "Sponsor") of 100 29th Street, LLC, a Virginia limited liability company (the "Borrower"), regarding the development of additional affordable housing on land owned by an affiliate of the Sponsor, 311 33rd Street, LLC, but which will be conveyed to the Borrower, resulting in a determination that it would be in the best interests of the Authority and the City of Newport News, Virginia (the "City") for the Authority to provide financing for (a) a portion of the cost of constructing and equipping of a multi-family residential rental housing project comprised of a single, four-story building on top of a podium, containing thirty-one (31) units, with a mix, approximately, of sixteen (16) two bedroom/two bath units and fifteen (15) three bedroom/two bath units and a community space, (b) the creation of various reserve funds, if required, and (c) the payment of issuance and other transaction costs (collectively, the "Project"). The Project will be conveyed by 311 33rd Street, LLC to the Borrower and located at 100 29th Street, Newport News, Virginia 23607; and

WHEREAS, the Borrower proposes to reserve at least forty percent (40%) of the housing units in the Project for occupancy by persons whose income is less than sixty percent (60%) of area median gross income, as required by Section 142(d)(1)(B) of the Internal Revenue Code of 1986, as amended (the "Code"), but the Project will also contain approximately six (6) market rate units; and

WHEREAS, the Borrower will be the initial legal owner of the Project, and its principal place of business is 1375 Piccard Drive, Rockville, Maryland 20850; and

WHEREAS, the Borrower has applied to the Authority for the issuance of \$8,000,000.00 of the Authority's Multifamily Housing Revenue Bonds (100 29th Street Project) (the "Bonds"), to be issued to finance a portion of the cost of constructing and equipping the Project, and pursuant to due notice, the Authority has on this date, following reasonable public notice, conducted a public

hearing on the application of the Borrower for the issuance of such Bonds in compliance with the requirements of Section 147(f) of the Code, Treasury Regulations Section 1.147(f)-1, Section 15.2-4906 of the Virginia Code, and Section 2 of Chapter 514 of the Acts of the General Assembly of Virginia of 1983; and

WHEREAS, the Borrower has requested that the Authority agree in principle to cooperate in the issuance of the Bonds to provide construction financing for a portion of the cost of the construction and equipping of the Project and agree in principle to issue the Bonds in an amount not to exceed \$8,000,000.00, as proposed by the Borrower, subject to the Borrower obtaining the approval of the Authority's issuance of the Bonds by the City Council of the City prior to the issuance of the Bonds;

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

1. The recitals made in the preambles to this resolution are hereby adopted as a part of this resolution.
2. Upon the recommendation of the Borrower, the Authority hereby appoints Williams Mullen as Bond Counsel to supervise the Authority's proceedings and approve the issuance of the Bonds for the Project.
3. It is hereby found and determined that the approval of the plan of financing and the issuance of the Bonds for the purposes described herein will promote the provision of decent, safe and sanitary urban or rural dwellings, apartments or other living accommodations for persons of low and moderate income in the City and the Commonwealth, and that upon compliance with the requirements of the Act, the Project will constitute a "housing project" within the meaning of the Act and the Virginia Code eligible for the provision by the Authority of its assistance through the issuance of its bonds.
4. To assist the Borrower to undertake the development and financing of the Project, the Authority hereby agrees in principle to cooperate in the issuance of its Bonds in an amount not to exceed \$8,000,000.00, upon terms and conditions to be mutually agreed upon by the Authority, the Borrower and the purchaser of the Bonds. The Bonds shall be issued pursuant to an installment sale or loan agreement with the Borrower, a bond purchase agreement with a lender, underwriter or placement agent, and such other documentation, including a trust indenture or financing agreement, all as may be acceptable to such bond purchaser, the Chairman or Vice Chairman of the Authority, counsel to the Authority and Bond Counsel.
5. The Borrower has represented to the Authority that interest on the Bonds is intended to be generally excluded from the gross income of the holders thereof for federal and state income tax purposes, and that the Borrower shall pay to the Authority an administrative fee for issuing and carrying the Bonds, due to the Bonds' expected maturity, equal to one-half of 1% of the original principal amount of the Bonds, at closing.

6. All costs and expenses in connection with the Bonds, including but not limited to the fees and expenses of Bond Counsel and counsel to the Authority, shall be paid from the proceeds of the Bonds to the extent permitted by law and funds are available, or else from funds of the Borrower. If for any reason the Bonds are not issued, it is understood that all such expenses shall be paid by the Borrower and that the Authority shall have no responsibility therefor.
7. Neither the Bonds nor the premium, if any, nor the interest payable thereon shall be a general obligation debt of the Commonwealth of Virginia or any political subdivision thereof, including the Authority or the City, and neither the Commonwealth of Virginia, nor any political subdivision thereof, including the Authority or the City, and none of the officials, officers, commissioners and/or employees, past, present or future, are or shall be personally liable thereon. Rather, the Bonds, together with the premium, if any, and the interest payable thereon, shall be a limited obligation of the Authority payable pursuant to the terms of the Bonds and the related documents solely from the revenues and receipts pledged therefor, and neither the faith and credit nor the taxing power of the Commonwealth of Virginia or any political subdivision thereof, including the Authority and the City, shall be pledged to the payment of such obligations.
8. The Authority recommends that the City Council of the City (the "Council") grant "public approval" of the issuance of the proposed Bonds and the plan of financing within the meaning of Section 15.2-4906 of the Virginia Code and Section 147(f) of the Code.
9. The Authority agrees, subject to the Council's having granting "public approval," to apply to the Virginia Department of Housing and Community Development, as "allocation administrator" for tax-exempt private activity bonds, for an allocation of \$8,000,000.00 of local housing authority "volume cap" ("LHA Cap") for the Project. If, by the time Borrower and the Authority assemble a complete bond allocation package, insufficient LHA Cap remains to finance the Project, then the Authority agrees to apply, either in addition or instead, to the Virginia Department of Housing and Community Development, as "allocation administrator" for tax-exempt private activity bonds, for an allocation of \$8,000,000.00 of the Governor's Discretionary Pool "volume cap."
10. The provisions of this resolution are hereby declared to be separable, and if any section, phrase or provision of this resolution shall be declared invalid, such invalidity shall not affect the validity of the remainder of the sections, phrases and provisions of this resolution.
11. The Authority shall perform such other acts and adopt such further resolutions as may be required to implement its undertakings hereinabove set forth.
12. This resolution shall take effect immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
CERTIFICATE OF VOTES FOLLOWS]

CERTIFICATE OF VOTES

The following is a record of the vote by the Newport News Redevelopment and Housing Authority (the “Authority”), on the foregoing Official Action Resolution, approved at the duly called public meeting of the Authority held on January 16, 2024, after the holding of a public hearing thereon, at which public hearing and meeting a quorum of the Authority was present:

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

Secretary, Newport News Redevelopment and
Housing Authority

(104307657.1)

NOTICE OF PUBLIC HEARING OF THE NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

TUESDAY, JANUARY 16, 2024

All persons interested in the proposed issuance of the below-mentioned two bond issues by the Newport News Redevelopment and Housing Authority (the "Authority") should take notice that the Authority will hold separate public hearings on each bond issue and its related plan of financing on Tuesday, January 16, 2024, at 8:30 a.m., which hearings may be adjourned or continued without further notice. The projects' (a) description, (b) maximum amounts, (c) name of the initial legal owner, operator or manager of the project to be financed thereby, (d) location of the project to be financed thereby and (e) purposes of the bonds being considered are as follows:

Not to exceed \$8,000,000 Newport News Redevelopment and Housing Authority Multifamily Housing Revenue Bonds, for the benefit of 100 29th Street, LLC, a Virginia limited liability company (the "Applicant"), to provide financing under Section 142(d) of the Internal Revenue Code of 1986, as amended, for (a) the construction and equipping of a multi-family residential rental housing project comprised of a single four-story building on top of a podium, containing thirty-one (31) units, with a mix of two and three bedroom units, and a community space, (b) the creation of various reserve funds, if required, and (c) the payment of issuance and other transaction costs (collectively, the "Project"). The Project will be located at 100 29th Street, Newport News, Virginia 23607, and its initial legal owner will be the Applicant, whose principal place of business is at 1375 Piccard Drive, Rockville, Maryland 20850.

Not to exceed \$8,000,000 Newport News Redevelopment and Housing Authority Multifamily Housing Revenue Bonds, for the benefit of 311 33rd Street, LLC, a Virginia limited liability company (the "Applicant"), to provide financing under Section 142(d) of the Internal Revenue Code of 1986, as amended, for (a) the construction and equipping of a multi-family residential rental housing project comprised of a single four-story building on top of a podium, containing thirty-one (31) units, with a mix of two and three bedroom units, a community room and a leasing office, (b) the creation of various reserve funds, if required, and (c) the payment of issuance and other transaction costs (collectively, the "Project"). The Project will be located at 311 33rd Street, Newport News, Virginia 23607, and its initial legal owner will be the Applicant, whose principal place of business is at 1375 Piccard Drive, Rockville, Maryland 20850.

Said bonds, if issued, will not create a debt or pledge of the faith and credit of the Commonwealth of Virginia, the City of Newport News, Virginia or the Authority, and will not be payable from state or local tax revenues. Rather, such bonds will be limited obligations of the Authority, payable solely from funds provided by the Applicant as beneficiary of the bonds.

Copies of the Applicants' applications are available for inspection at the Authority's office, at 227 27th Street, Newport News, VA, during business hours, or by calling Teresa Bennett at (757) 928-2662, to request that they be sent by e-mail. Written comments regarding the proposed bonds

must be provided to Teresa Bennett at the Authority prior to 8:00 a.m. on the morning of the public hearing, either by mail to P. O. Box 797, Newport News, VA 23607 or by e-mail to tbennett@nnrha.org, in order to be provided to the Board members. Any disabled person who will require an accommodation to participate in the public hearing is requested to call the Authority at least three (3) days in advance of the public hearing.

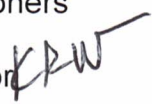
Newport News Redevelopment and Housing Authority

(104260503.2)

7c

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

MEMORANDUM

DATE: January 11, 2024
TO: All Members, Board of Commissioners
FROM: Karen R. Wilds, Executive Director 
SUBJECT: Multifamily Housing Revenue Bonds Issuance Request for 311 33rd Street LLC

This month, T.M. Associates Inc, sponsor for 311 33rd Street LLC, applied to the Authority for an Inducement Resolution regarding the issuance of the Authority's Multifamily Housing Revenue Bonds not to exceed \$8,000,000 for the construction of a multifamily residential rental housing project to consist of 31 units with a mix of 16, 2-bedroom, 2-bath units and 15, 3-bedroom, 2-bathroom units with a community room and leasing office. The bonds will be used for financing a portion of the costs of acquiring, constructing and equipping of an affordable housing development to be known as The Coile Phase II at 311 33rd Street in Newport News, Virginia 23607.

A public hearing is required as part of the Board of Commissioners' action and has been advertised for the meeting January 16, 2024 to obtain public comments on this proposed action. As required by applicable public notification regulations, this matter has been subject to an advertisement in Inside Business on January 8, 2024.

The attached resolution is included for your consideration following the public hearing. Donald Nuzzio and/or Adam Stockmaster of 311 33rd Street LLC and Mr. William Nusbaum of Williams Mullen, bond counsel, will be in attendance to describe the proposed plan of financing and respond to questions.

Subject to the Board's approval of this proposal, the City Council will be requested at their February 27, 2024 meeting 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 City Council's action, final approval of the Authority's bond issuance would be considered at one of the Board's future meetings.

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.

**OFFICIAL ACTION RESOLUTION OF THE
NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY FOR
MULTIFAMILY REVENUE BONDS RELATED TO 311 33RD STREET, LLC**

WHEREAS, the Newport News Redevelopment and Housing Authority (the "Authority"), was created pursuant to the Virginia Housing Authorities Law (the "Act"), Chapter 1, Title 36, Code of Virginia of 1950, as amended (the "Virginia Code"), and is now existing and operating as a public body corporate and politic; and

WHEREAS, the Act empowers the Authority: (a) to issue its notes or bonds in accordance with the provisions of the Act for the purpose of making loans for the prevention and elimination of slum or blighted areas, for assistance in housing construction or rehabilitation by private sponsors and to refund prior obligations issued for any such purposes; (b) with the approval of the local governing body or its designee, to form corporations, partnerships, joint ventures, trusts, or any other legal entity or combination thereof, on its own behalf or with any person or public or private entity; and (c) in connection with any housing project, to lease or rent lands embraced in any housing project; and

WHEREAS, the Authority has engaged in discussions with T. M. Associates, Inc., the sponsor of 311 33rd Street, LLC, a Virginia limited liability company (the "Borrower") regarding the development of additional affordable housing on land already owned by the Borrower, resulting in a determination that it would be in the best interests of the Authority and the City of Newport News, Virginia (the "City") for the Authority to provide financing for (a) a portion of the cost of constructing and equipping of a multi-family residential rental housing project comprised of a single, four-story building on top of a podium, containing thirty-one (31) units, with a mix, approximately, of sixteen (16) two bedroom/two bath units and fifteen (15) three bedroom/two bath units, a community room and a leasing office, (b) the creation of various reserve funds, if required, and (c) the payment of issuance and other transaction costs (collectively, the "Project"). The Project will be located at 311 33rd Street, Newport News, Virginia 23607; and

WHEREAS, the Borrower proposes to reserve at least forty percent (40%) of the housing units in the Project for occupancy by persons whose income is less than sixty percent (60%) of area median gross income, as required by Section 142(d)(1)(B) of the Internal Revenue Code of 1986, as amended (the "Code"), but the Project will also contain approximately six (6) market rate units; and

WHEREAS, the Borrower will be the initial legal owner of the Project, and its principal place of business is 1375 Piccard Drive, Rockville, Maryland 20850; and

WHEREAS, the Borrower has applied to the Authority for the issuance of \$8,000,000.00 of the Authority's Multifamily Housing Revenue Bonds (311 33rd Street Project) (the "Bonds"), to be issued to finance a portion of the cost of constructing and equipping the Project, and pursuant to due notice, the Authority has on this date, following reasonable public notice, conducted a public hearing on the application of the Borrower for the issuance of such Bonds in compliance with the requirements of Section 147(f) of the Code, Treasury Regulations Section 1.147(f)-1, Section 15.2-

4906 of the Virginia Code, and Section 2 of Chapter 514 of the Acts of the General Assembly of Virginia of 1983; and

WHEREAS, the Borrower has requested that the Authority agree in principle to cooperate in the issuance of the Bonds to provide construction financing for a portion of the cost of the construction and equipping of the Project and agree in principle to issue the Bonds in an amount not to exceed \$8,000,000.00, as proposed by the Borrower, subject to the Borrower obtaining the approval of the Authority's issuance of the Bonds by the City Council of the City prior to the issuance of the Bonds;

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

1. The recitals made in the preambles to this resolution are hereby adopted as a part of this resolution.
2. Upon the recommendation of the Borrower, the Authority hereby appoints Williams Mullen as Bond Counsel to supervise the Authority's proceedings and approve the issuance of the Bonds for the Project.
3. It is hereby found and determined that the approval of the plan of financing and the issuance of the Bonds for the purposes described herein will promote the provision of decent, safe and sanitary urban or rural dwellings, apartments or other living accommodations for persons of low and moderate income in the City and the Commonwealth, and that upon compliance with the requirements of the Act, the Project will constitute a "housing project" within the meaning of the Act and the Virginia Code eligible for the provision by the Authority of its assistance through the issuance of its bonds.
4. To assist the Borrower to undertake the development and financing of the Project, the Authority hereby agrees in principle to cooperate in the issuance of its Bonds in an amount not to exceed \$8,000,000.00, upon terms and conditions to be mutually agreed upon by the Authority, the Borrower and the purchaser of the Bonds. The Bonds shall be issued pursuant to an installment sale or loan agreement with the Borrower, a bond purchase agreement with a lender, underwriter or placement agent, and such other documentation, including a trust indenture or financing agreement, all as may be acceptable to such bond purchaser, the Chairman or Vice Chairman of the Authority, counsel to the Authority and Bond Counsel.
5. The Borrower has represented to the Authority that interest on the Bonds is intended to be generally excluded from the gross income of the holders thereof for federal and state income tax purposes, and that the Borrower shall pay to the Authority an administrative fee for issuing and carrying the Bonds, due to the Bonds' expected maturity, equal to one-half of 1% of the original principal amount of the Bonds, at closing.
6. All costs and expenses in connection with the Bonds, including but not limited to the fees and expenses of Bond Counsel and counsel to the Authority, shall be paid from the

proceeds of the Bonds to the extent permitted by law and funds are available, or else from funds of the Borrower. If for any reason the Bonds are not issued, it is understood that all such expenses shall be paid by the Borrower and that the Authority shall have no responsibility therefor.

7. Neither the Bonds nor the premium, if any, nor the interest payable thereon shall be a general obligation debt of the Commonwealth of Virginia or any political subdivision thereof, including the Authority or the City, and neither the Commonwealth of Virginia, nor any political subdivision thereof, including the Authority or the City, and none of the officials, officers, commissioners and/or employees, past, present or future, are or shall be personally liable thereon. Rather, the Bonds, together with the premium, if any, and the interest payable thereon, shall be a limited obligation of the Authority payable pursuant to the terms of the Bonds and the related documents solely from the revenues and receipts pledged therefor, and neither the faith and credit nor the taxing power of the Commonwealth of Virginia or any political subdivision thereof, including the Authority and the City, shall be pledged to the payment of such obligations.
8. The Authority recommends that the City Council of the City (the "Council") grant "public approval" of the issuance of the proposed Bonds and the plan of financing within the meaning of Section 15.2-4906 of the Virginia Code and Section 147(f) of the Code.
9. The Authority agrees, subject to the Council's having granting "public approval," to apply to the Virginia Department of Housing and Community Development, as "allocation administrator" for tax-exempt private activity bonds, for an allocation of \$8,000,000.00 of local housing authority "volume cap" ("LHA Cap") for the Project. If, by the time Borrower and the Authority assemble a complete bond allocation package, insufficient LHA Cap remains to finance the Project, then the Authority agrees to apply, either in addition or instead, to the Virginia Department of Housing and Community Development, as "allocation administrator" for tax-exempt private activity bonds, for an allocation of \$8,000,000.00 of the Governor's Discretionary Pool "volume cap."
10. The provisions of this resolution are hereby declared to be separable, and if any section, phrase or provision of this resolution shall be declared invalid, such invalidity shall not affect the validity of the remainder of the sections, phrases and provisions of this resolution.
11. The Authority shall perform such other acts and adopt such further resolutions as may be required to implement its undertakings hereinabove set forth.
12. This resolution shall take effect immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
CERTIFICATE OF VOTES FOLLOWS]

CERTIFICATE OF VOTES

The following is a record of the vote by the Newport News Redevelopment and Housing Authority (the “Authority”), on the foregoing Official Action Resolution, approved at the duly called public meeting of the Authority held on January 16, 2024, after the holding of a public hearing thereon, at which public hearing and meeting a quorum of the Authority was present:

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

Secretary, Newport News Redevelopment and
Housing Authority

(104288136.2)

01/16/24

NOTICE OF PUBLIC HEARING OF THE NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

TUESDAY, JANUARY 16, 2024

All persons interested in the proposed issuance of the below-mentioned two bond issues by the Newport News Redevelopment and Housing Authority (the "Authority") should take notice that the Authority will hold separate public hearings on each bond issue and its related plan of financing on Tuesday, January 16, 2024, at 8:30 a.m., which hearings may be adjourned or continued without further notice. The projects' (a) description, (b) maximum amounts, (c) name of the initial legal owner, operator or manager of the project to be financed thereby, (d) location of the project to be financed thereby and (e) purposes of the bonds being considered are as follows:

Not to exceed \$8,000,000 Newport News Redevelopment and Housing Authority Multifamily Housing Revenue Bonds, for the benefit of 100 29th Street, LLC, a Virginia limited liability company (the "Applicant"), to provide financing under Section 142(d) of the Internal Revenue Code of 1986, as amended, for (a) the construction and equipping of a multi-family residential rental housing project comprised of a single four-story building on top of a podium, containing thirty-one (31) units, with a mix of two and three bedroom units, and a community space, (b) the creation of various reserve funds, if required, and (c) the payment of issuance and other transaction costs (collectively, the "Project"). The Project will be located at 100 29th Street, Newport News, Virginia 23607, and its initial legal owner will be the Applicant, whose principal place of business is at 1375 Piccard Drive, Rockville, Maryland 20850.

Not to exceed \$8,000,000 Newport News Redevelopment and Housing Authority Multifamily Housing Revenue Bonds, for the benefit of 311 33rd Street, LLC, a Virginia limited liability company (the "Applicant"), to provide financing under Section 142(d) of the Internal Revenue Code of 1986, as amended, for (a) the construction and equipping of a multi-family residential rental housing project comprised of a single four-story building on top of a podium, containing thirty-one (31) units, with a mix of two and three bedroom units, a community room and a leasing office, (b) the creation of various reserve funds, if required, and (c) the payment of issuance and other transaction costs (collectively, the "Project"). The Project will be located at 311 33rd Street, Newport News, Virginia 23607, and its initial legal owner will be the Applicant, whose principal place of business is at 1375 Piccard Drive, Rockville, Maryland 20850.

Said bonds, if issued, will not create a debt or pledge of the faith and credit of the Commonwealth of Virginia, the City of Newport News, Virginia or the Authority, and will not be payable from state or local tax revenues. Rather, such bonds will be limited obligations of the Authority, payable solely from funds provided by the Applicant as beneficiary of the bonds.

Copies of the Applicants' applications are available for inspection at the Authority's office, at 227 27th Street, Newport News, VA, during business hours, or by calling Teresa Bennett at (757) 928-2662, to request that they be sent by e-mail. Written comments regarding the proposed bonds

must be provided to Teresa Bennett at the Authority prior to 8:00 a.m. on the morning of the public hearing, either by mail to P. O. Box 797, Newport News, VA 23607 or by e-mail to tbennett@nnrha.org, in order to be provided to the Board members. Any disabled person who will require an accommodation to participate in the public hearing is requested to call the Authority at least three (3) days in advance of the public hearing.

Newport News Redevelopment and Housing Authority

(104260503.2)

REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

JANUARY 2024

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



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BOARD OF COMMISSIONERS

Kenneth Penrose, Jr. - Chairperson

Lisa Wallace-Davis - Vice Chairperson

William Black

George Knight

Lou Call

Barbara Holley

Thaddeus Holloman

Raymond Suttle, Jr., Attorney

STAFF

Karen R. Wilds, Executive Director

Secretary-Treasurer

Teresa Bennett, Assistant Secretary-Treasurer

Lysandra Shaw, Deputy Executive Director

Carl Williamson, Director of Housing Operations

Valarie Ellis, Director of Administrative Services

Lisa Dessoffy, Director of Finance

David Staley, Director of Community Development



COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT

Community Development Block Grant (CDBG)

A virtual public meeting on Thursday, December 14th at 3 p.m. to provide information about the CDBG and HOME program funding for the 2024-2024 program year.

Total Housing Rehabilitation Activity for Fiscal Year July 1, 2023 – June 30, 2024

	Residential Repair Program
Projects Completed	13
Projects in Underwriting	12
Projects Pending Approval	4
Projects Ongoing	2
Projects Denied	8
Total	40

New Housing Rehabilitation Applications for December 1, 2023 – December 31, 2023	Total for July 1, 2023 – June 30, 2024
3	20

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, 2023 – June 30, 2024				
Program Year 23-24 (Completed)	Denied	Pending Additional Documentation	Current Month (Completed)	Underwriting in Process
1	4	2	0	3

New DPA Applications as of December, 2023	Total New DPA Applications Received for July 1, 2023 – June 30, 2024
2	10

CAPITAL ACTIVITY

Marshall Courts Phase VII Demolition of 88 Units

The bid solicitation process and resident relocation are the next steps in the process in preparation for demolishing 88 units at Marshall Courts. VIA Architects has enlisted

D3G to perform environmental and hazardous materials testing on the units to be demolished. The testing is ongoing and anticipated to be completed later this month.

Marshall Courts - Administrative Office

The work began on December 19, 2023 and is anticipated to be completed by the end of

January, 2024. The work is in progress on electrical connections, duct work and placement of the HVAC and condensing units.

Orcutt Townhomes I

Renovation activities for Orcutt Townhomes I have been progressing well since November 1, 2023. Long lead construction materials have been arriving at the job site in a timely manner. Interior and exterior demolition is ongoing. New roofing, windows, siding and exterior doors are currently being installed.

**Aqueduct Apartments
Sewer Improvement Project**

The Aqueduct sewer improvement project is nearing completion. Due to a time delay for backordered materials and the holidays, the project is anticipated to be completed by mid-January, 2024.

**Southeastern Family Project
2351 Terminal Avenue**

The Hampton-Newport News Community Services Board anticipates finalizing a relocation plan for the residents of the SEFP building by mid-January 2024. A final review of the plans and specifications for the project is underway with the City. We anticipate initiating the procurement process during the next several weeks.

Marshall-Ridley Residential Facade Program

The Marshall-Ridley Residential Facade Program is a \$2.1 million dollar grant program to assist owner occupied homeowners in the Choice Neighborhood Initiative area with exterior home improvements. The grant allows for exterior improvements up to \$20,000 for each property. A total of 113 applications were

received and 58 have been processed and are currently at varying stages as indicated in the chart below.

Marshall-Ridley Residential Façade Program Activity

Total Applicants	113
Financial Review	58
Inspected	34
Codes Review	33
Contract Pending	5
Contracted	3
Completed	25
Not Eligible	13

CHOICE NEIGHBORHOOD INITIATIVE (CNI)

Lift and Rise (28th and Jefferson Avenue)

The Property is at 100% occupancy. There are no outstanding warranty items.

Former Ridley Place Site-(12th-18th Street between Jefferson and Ivy Ave)

There are two phases of work Ridley III-R and Ridley IV-R.

Construction is ongoing for both phases. CNI III-R – Rough-in inspections are in progress, with framing inspections underway. Insulation on the 3rd floor to begin. Buildings A-C rough-in inspections underway. The exterior brick veneer is slated to be completed mid-January. Energy consultants with Ecovative approved the air sealing on the mixed-use building and are due to review the insulation install next.

CN IV-R: Roofing installation completed on buildings J & K. Framing is underway for buildings L, M, and P. Site work: The water main pressure has been tested. Water service installed at CN-IV. Bldg. M slab is prepped, but not yet poured. Bldg. D will not

begin until storm connection at 16th Street is resolved. Infrastructure: The main focus is installing water distribution lines on both III-R & IV-R. The main needs to be tested before services can be tied-in.

A stormwater management conflict has been identified on the project. It was discovered that the tie-in point from the existing city stormwater system to our new stormwater system within 18th Street was not per the survey. The actual condition is a 60" diameter pipe with a steeper slope than depicted in the survey, resulting in larger flows to the stormwater system than designed for. This issue is currently being discussed with the City and the engineering teams for a solution that limits cost and schedule impacts to the project.

The placemaking package for the wellness trail has been approved by the City. Breeden is working on pricing for that effort. Breeden is to provide pricing for the Wellness Trail Placemaking portion of the project by mid-January.

Power lines along 16th Street have been removed. Switchgear delivery for CN III-R is currently estimated for late May of 2024. Delivery for CN IV-R switchgear is estimated for early August of 2024. Breeden is to continue tracking switchgear delivery dates and indicated that they are prepared to implement temporary measures as needed to maintain the remainder of the project schedule and delivery. Pennrose continues to work with Breeden on making up time. The schedule for building D (CN IV-R) is dependent on the removal of a Verizon structure. Verizon is scheduled to remove this structure within 90 days.

Cox has completed conduit work at the Mixed-use building. Verizon has completed Bldg. A.

Breeden subcontractors received an additional Sec 3 applicant in December 2023

and that individual is currently being processed.

Downtown Phase-28th and Washington

Pennrose continues to work on internal investment committee approvals in order to advance the project and begin predevelopment work. This approval has been delayed due to the holidays and will hopefully occur by the end of January. Pennrose is to provide a new project schedule.

Urban Strategies, Inc. – People Plan

USI has currently assessed 197 families and continues to contact to families to provide family supportive services.

PUBLIC AND ASSISTED HOUSING OCCUPANCY REPORT

Total Waiting List Applications:

Public Housing	1515
Approved/Eligible	20
Pending	1495
Section 8	373
Approved/Eligible	81
Pending	292

The pending numbers for the Public Housing Program (1495) and the Housing Choice Voucher Program (292) 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 December

Public Housing Program	7
Housing Choice Voucher	6
Mod-Rehab (SRO)	1
Total	14

Occupancy Statistics:

Public Housing Program (of 799 units)	96%
Section 8 Program (2,907)	95%

Warwick SRO (of 88 units) 94%

Avg. # of Leasing Days (Public Housing) 21
Average Family Rent Contribution for Move-ins Last Month:

1. Public Housing \$471.
2. Housing Choice Voucher \$388.
3. Warwick SRO \$272.

Cumulative Percentage of Section 8 Budget Authority Utilized Dec 2023 98%

\$6,675,318	
Public Housing Families/FSS:	56
\$5,852,540	
HCV Homeownership:	<u>71</u>
\$11,909,922	
Total	196
\$24,443,780	

ASHER INSTITUTE OF HAMPTON

On December 7, 2023, Mr. Tony Lee of Asher Institute of Hampton held an information session on "How to Become a Barber/Cosmetologist." Mr. Lee shared the benefits of attending cosmetology school and how skills and knowledge are essential for success in the beauty industry. The school offers comprehensive training in hair cutting, styling, coloring, and skincare, equipping students with hands-on experience and professional techniques. Graduates gain the expertise needed to pursue rewarding careers as barbers, cosmetologists, or estheticians, often enjoying flexible schedules and the potential for entrepreneurial ventures. Additionally, networking opportunities, exposure to industry trends, and a focus on client communication enhance the overall educational experience. Ultimately, by attending Asher Institute barber and cosmetology school you will receive a solid foundation for a fulfilling and creative career in the dynamic field of beauty and personal care. Mr. Lee will be invited back at a later date.

FAMILY INVESTMENT CENTER (FIC) ACTIVITIES

EMPLOYED F.I.C. PARTICIPANTS September 2023 (since 1995)	
Aqueduct	124
Ashe Manor	0
Brighton	46
Cypress	24
Dickerson	185
Harbor Homes	126
Lassiter	95
Marshall	172
Orcutt	28
Orcutt TH	10
Oyster Point	23
Pincroft	7
Ridley	383
Section 8	72
Spratley	2
Total	1,297

FAMILY SELF-SUFFICIENCY (FSS)

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

Housing Choice Voucher Families/FSS 69

Marshall Courts and Aqueduct Food and Toy Drive



Members of the Omega Psi Phi, Kappa Iota Iota chapter, gathered to distribute holiday packages containing a variety of food items, toys for children, and essential household goods to 10 families in Aqueduct Apartments and 10 families in Marshall Courts. The carefully curated packages aimed to alleviate some of the seasonal stresses and ensure that families could enjoy a brighter holiday season. The Omega Psi Phi initiative extended beyond material gifts, fostering a sense of community and support. Volunteers engaged with residents, spreading holiday cheer and providing a warm and welcoming atmosphere for all families. The fraternity's holiday giveaway undoubtedly left a lasting impression, embodying the spirit of giving and compassion that defines the true essence of the holiday season.



Bicycle Giveaway

The Rotary Club, in collaboration with the Newport News Redevelopment and Housing Authority (NNRHA), organized another bicycle giveaway aimed at providing bicycles and helmets to a total of 50 youths on Saturday, December 16, 2023 at the YMCA in Newport News. Children were selected from Aqueduct, Oyster Point, Brighton, Cypress Terrace, Marshall Courts, Orcutt Townhomes III, Lassiter Courts, and Jefferson Brookville. The primary goal of the bicycle giveaway was to promote physical activity, community engagement, and a sense of joy among the youth recipients during the holiday season. By providing bicycles and helmets, the organizers aimed to encourage healthy lifestyles



COMMUNITY RESOURCES SENIOR ADULTS



On Thursday, December 21st, the Beau Brummell's Social Club went door to door for a heartwarming Christmas giveaway event for seniors residing in Ashe Manor and Spratley Apartments. This initiative aimed to spread holiday cheer, foster community spirit, and provide support to elderly residents during the festive season.

The event, held at both Ashe Manor and Spratley apartments, was marked by a display of generosity and compassion from the members of the Beau Brummell's Social Club. The volunteers distributed carefully curated Christmas gift packages to the seniors, encompassing a variety of thoughtful items to enhance their holiday experience. The gift packages included essentials such

as toothpaste, toothbrush, razor, tissue, hat, and gloves, creating a festive atmosphere and ensuring that the seniors felt a sense of community and care during the holiday season.



Pineroft Holiday Lunches



On Wednesday, December 20th, the NNRHA sponsored a holiday lunch distribution to the residents at Pineroft. A very nice boxed deli lunch was provided by Taste Unlimited to each resident along with a \$10.00 Walmart gift card. Larry Calloway invited the NNPD to attend. They along with the rental office and Community Resources staff assisted with the distribution. Residents were surprised and very pleased.



St. Vincent De Paul Catholic Church Cares at Christmas

This holiday season parishioners and community volunteers provided an abundant number of gifts to 20 families residing at the Marshall Courts and Aqueduct communities. This was an increase from last year's 10 families. Once again, all gifts were brand

new and in original packaging. Gifts were selected with care based on family household information (gender, size, interests, etc.). Six of the 20 families came to the beautiful sanctuary at St. Vincent's on December 22nd to pick up their items. They were greeted by parishioners and gifted with extra items such as books, gloves, hats, etc. On December 19th, Community Resources staff, along with Aqueduct and Marshall Courts rental office staff delivered to the remaining 14 families. Several of the residents verbalized how grateful they were for St. Vincent's generosity. They spoke about recent hardships and how this blessing will make a great difference for their family this Christmas.



Other Happenings at Senior Communities in December

Newport News Public Library (NNPL)

provided craft projects at Pincroft, Ashe and Spratley. Residents enjoyed putting together a hot chocolate/mug Christmas gift item.

Sandra Cherry hosted a game of Christmas Jingo at Spratley. She provided snacks and prizes to at this a festive event.

Serve the City (STC) provided holiday goodie bags to residents at Ashe & Spratley on December 9th.

**Other NNRHA Controlled Multi-Family Properties
Waiting Lists as of December, 2023**

Property	Occupancy Rate	Approved/Eligible	Pending	Total
Orcutt Townhomes III	97%	1	2	3
Cypress Terrace	98%	5	19	24
Oyster Point/Brighton	97%	10	44	54
Great Oak	97%	119	236	355
Lofts on Jefferson	93%	3	7	10
Jefferson Brookville	100%	3	15	18
Lassiter Courts	98%	23	187	210
Spratley House	96%	6	19	25

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 December, 2023.

Participants:	Public Housing	Housing Choice Voucher	Total
Total number in FSS Program	26	94	120
Employed	13	74	87
Currently not working	10	14	24
Attending Virginia Peninsula Comm. College	0	1	1
Enrolled in other Training Program	1	2	3
Employed and going to school	2	3	5
Participants with escrow accounts	9	58	67

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY
2023 Housing Choice and Mainstream Voucher Program Utilization Report - Actual
For the Year Ending December 31, 2023

CY Housing Choice 2023 Annual Budget Authority \$ 26,089,940 Final - 100% proration
 Housing Choice Voucher Funding \$ 26,089,940

Mainstream Voucher Program Funding \$ 1,015,975 Final-100%
 Emergency Housing Voucher Program Funding \$ 174,121 Final-100%

HCV Units 2518
 VASH units 54
 CNI tenant protection 247
 Warwick GRO - RAD2 88
 Baseline HCV count 2907
 Mainstream Vouchers 141
 Emergency Housing Vouchers 32
 Total Vouchers 3080

Month	# of Vouchers Utilized	Lease Rate	HAP Payments to Landlords	Avg HAP	Monthly +/- Dollar Utilization	Monthly Amount of Funding Utilized	Year to Date Amount of Funding Utilized	Funding From HUD	Fraud Recovery	Other Sources Of Funds	NNRHA Held Reserve Balance	HUD Held Reserve Balance																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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26	1025	1024	1023	1022	1021	1020	1019	1018	1017	1016	1015	1014	1013	1012	1011	1010	1009	1008	1007	1006	1005	1004	1003	1002	1001	1000	999	998	997	996	995	994	993	992	991	990	989	988	987	986	985	984	983	982	981	980	979	978	977	976	975	974	973	972	971	970	969	968	967	966	965	964	963	962	961	960	959	958	957	956	955	954	953	952	951	950	949	948	947	946	945	944	943	942	941	940	939	938	937	936	935	934	933	932	931	930	929	928	927	926	925	924	923	922	921	920	919	918	917	916	915	914	913	912	911	910	909	908	907	906	905	904	903	902	901	900	899	898	897	896	895	894	893	892	891	890	889	888	887	886	885	884	883	882	881	880	879	878	877	876	875	874	873	872	871	870	869	868	867	866	865	864	863	862	861	860	859	858	857	856	855	854	853	852	851	850	849	848	847	846	845

ITEM NO. 9

Closed Session

ITEM NO. 10

**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 January 16, 2023 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. 11
Other Business