

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

**May 17, 2022  
8:30 a.m.  
227-27<sup>th</sup> Street, Newport News**

1. Pledge of Allegiance to the Flag of the United States of America
2. Roll Call
3. Consider approval of minutes of regular meeting, April 19, 2022.
4. Communications
5. New Business
  - a. Update-Renovation and Permanent Financing for Spratley House Apartments RAD Conversion
  - b. Presentation to the Board – CNI Update
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  
April 19, 2022**

Having duly given public notice, the Board of Commissioners of the Newport News Redevelopment and Housing Authority met at the offices of the Authority at 227-27<sup>th</sup> Street, in the City of Newport News, Virginia, at 8:35 a.m. on Tuesday, April 19, 2022.

**Pledge of Allegiance**                      Mr. Suttle 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  
Lou Call  
Barbara Holley

Mr. Knight and Mr. Holloman’s absence was excused.

- Also present:
- Raymond H. Suttle, Jr. – from NNRHA Board Room  
Jones, Blechman, Woltz & Kelly, P.C.
  - Karen R. Wilds – from NNRHA Board Room  
Executive Director
  - Lysandra Shaw – from NNRHA Board Room  
Deputy Executive Director
  - Carl V. Williamson – from NNRHA Board Room  
Director of Housing
  - Valarie Ellis, Director – from NNRHA Board Room  
Administrative Services
  - Lisa Dessoify, Director – from NNRHA office via Zoom  
Finance
  - David Staley, Director – from NNRHA Board Room  
Community Development
  - Teresa Bennett – via Zoom  
Executive Assistant
  - Justin Orie – from NNRHA Board Room  
NNRHA IT Department
  - Stephanie Rossman – from NNRHA Board Room  
Capital Projects Administrator
  - Lisa Artis – from NNRHA Board Room  
Administrative Support Specialist

**Approval of Minutes, March 15, 2022**                      Commissioner Davis moved that the minutes of the meeting of the Board of Commissioners held on March 15, 2022 be approved. The motion was seconded by Commissioner Black and passed with a majority vote.

**Communications**                                      The following communications were provided to the Board and reviewed by the Executive Director. 1) A letter from the Public Housing Authorities Directors Administration (PHADA) addressed to the Honorable Marcia L. Fudge, Secretary of the U.S. Department of Housing dated March 29, 2022 along with a News Alert from PHADA concerning the national loss of rental income and rising tenant account receivables due to the Covid pandemic and the rent moratorium. Ms. Wilds stated that we have been doing better than most with our residents, referring them to the emergency rental assistance payments programs through the State. Unfortunately, some have taken advantage of the situation and have not been paying rent even though they were not affected financially. This is also mentioned in the letter from PHADA.

**Minutes of a Meeting of the  
Newport News Redevelopment and Housing Authority  
April 19, 2022**

**New Business**

**Public Hearing**

Chairman Penrose announced that a public hearing was being held to receive comments on the significant Amendment to the Capital Fund Program FY 18-FY22 Capital -year Plan

A notice advertising the public hearing was appeared in the Daily Press on Sunday, February 27, 2022. NNRHA staff met with the Resident Advisory Board on January 31, 2022 to present the draft plan. A copy of the draft plan was placed in each rental office, the occupancy office and the NNRHA main office.

No public comments or emails were made or received.

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

**The Board of  
Commissioners of  
the Newport News  
Redevelopment and  
Housing Authority  
Approving the  
Submission of a  
Significant  
Amendment to HUD  
Form 2577-0274,  
Capital Fund  
Program-Five Year  
Action Plan for FY  
2018-2022 to HUD in  
Accordance with  
Statutory Regulations**

The Board had been provided copies of a resolution approving the submission of the FY18-FY22 Capital 5-year plan. The Capital Fund Program 5-year Action Plan is a detailed review of all planned PHA Capital Activities over a 5-year duration. The revised activities address all PHA Public Housing properties including a variety of improvements and upgrades along with anticipated RAD conversions. The revisions better align our resources with needs and re-distribute funds initially anticipated for renovation at the Marshall complex to other capital needs. The amendment addresses required Physical Needs Assessments for potential RAD conversions at Aqueduct, Ashe Manor and Pinecroft; funds to address the Spratley RAD conversion; waterline distribution repairs, HVAC replacement and pest infestation issues at Aqueduct and the needed temporary relocation and mechanical and cooling equipment repairs recently completed at Ashe Manor. These changes also address the request of the Resident Advisory Board at the January 31, 2022 meeting for general improvements at the Aqueduct property.

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 to  
Secure a Letter of  
Credit from Old Point  
National Bank for  
Financing of the  
Spratley House  
Project**

The Board had been provided copies of a resolution approving securing a letter of credit from Old Point National Bank for the financing of the Spratley House Project. Renovations on the Spratley House property are complete and a letter of completion from the City has been received. NNRHA staff is working with Virginia Housing to close on permanent financing to retire the construction loan and thereafter to undertake related actions with the Department of Housing and Urban Development to close out the endeavor in accordance with requirements of the Rental Assistance Demonstration Program (RAD). A prerequisite of the permanent financing is the provision to Virginia Housing of a letter of credit totaling \$95,174. This security is related to NNRHA's guarantee (based on 2.5% of the initial estimate of renovation costs) to assure Virginia Housing that for twelve (12) months after final closing defects in the renovations will be promptly and satisfactorily corrected as determined by VHDA.

Commissioner Davis made a motion to approve the resolution. Commissioner Black 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 a Loan  
Modification of the  
Newport News  
Urban Development  
Action Grant Loan  
Funds for Gutters  
for You**

The Board had been provided copies of a resolution approving the write-off of the outstanding balance of \$28,695.98 for Gutters for You. The NNUDAG loan to Gutters for You closed in March 2008 in the amount of \$75,000. with a 4% interest rate. The loan was used to provide a portion of the financing and funds needed for renovations, machinery, equipment, furnishings and operating capital for the establishment of a sales center to include a showroom for the installation of residential gutters. The last loan payment of record was made in July 2018 in the amount of \$700.00. The payment was applied towards the May and June 2018 payment.

NNRHA reached out to its Mother and son Linda Powers and Josh Powers numerous times with no response. In late August 2019, NNRHA received notice of Foreclosure Sale of 615 34<sup>th</sup> Street and 616 35<sup>th</sup> Street. An auction was held on September 11<sup>th</sup>. The properties sold for \$59,000. Having a 1<sup>st</sup> position, Union Bank & Trust benefitted from the foreclosure sale. As a 2<sup>nd</sup> lienholder, NNRHA received no proceeds from the sale.

**Minutes of a Meeting of the  
Newport News Redevelopment and Housing Authority  
April 19, 2022**

Commissioner Davis made a motion to approve the resolution. Commissioner Black 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 a Loan  
Modification of the  
Newport News Urban  
Development Action  
Grant Loan Funds for  
Tradition Brewing  
Company LLC**

The Board had been provided copies of a resolution authorizing a loan modification request that was received from Mr. Pax Goodson, Chairman of the Board/General Manager at Tradition Brewing Company (TBC). A \$250,000. NNUDAG loan with a 3% interest rate was approved by the Board of Commissioners and closed in May 2016. As of March 30, 2022, TBC has an outstanding loan balance of \$175,581. Per Section 10 of the Loan Agreement dated April 20, 2016 security for the loan include (1) a perfected first security position on all new furniture, fixtures and equipment and a blanket lien on all existing company assets to include machinery equipment, furniture/fixtures and A/R. (2) the guarantees of Andrew W. Beale, Sandra Jenkins Beale, P. Gray Bowditch, Julia Lawson Bowditch, Marti L. Caldwell, David T. Caldwell, Allison Wittkamp and Zachery E. Wittkamp; (3) assignment of key man life insurance policies in the amount of \$50,000 on Andrew Beale, P. Gray Bowditch, Marti Caldwell and Allison Wittkamp; (4) and an assignment of \$200,000. In life insurance policy on Daniel Powell. TBC is making their monthly payment of \$2,644.24 (includes P&I) per the most recent modification.

TBC requested changes to the loan terms. The City and Authority staff are in support of the following: Allow the Guarantors to convert their whole life policies to term life policies. Each policy must show a collateral assignment to NNRHA and copies for our electronic file must be provided. Remove the requirement of having a \$200,000. Life insurance policy on Daniel Powell (the former Head Brewer). In exchange, we seek an assignment of a term life insurance policy on the new brew master, Kevin Kingsbury, in the amount of \$100,000. We do not recommend removing P. Gray Bowditch as a Guarantor. We acknowledge that collateral is reduced because this is not accompanied by a life insurance policy.

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.

**Report to the Board**

A Report to the Board for April, 2022 had been provided to the Commissioners. A copy of the subject report is on file in the office of the Executive Director.

Mr. Williamson reported the volunteers from Serve the City along with NNRHA staff visited residents at Ashe Manor bringing gift bags with treats and useful items. Voter Registration information was provided on the front page of the News and Neighbors.

Ms. Dessofoy reported we are currently awaiting the final Section 8 budget from HUD. We have an estimated budget of 98.5% for the Housing Choice Voucher Program, Mainstream Voucher Program and the Emergency Housing Program. Typically, when we have this estimated budget, we have received the final budget from HUD. We hope to be receiving this soon. Then utilization report for the month of March has seen an increase in vouchers utilized. It is a slow increase but staff is working diligently to get these issued.

Ms. Ellis reported we will be undergoing a strategic planning process that will result in outlining our strategic goals for the next five years. We issued the solicitation on April 15<sup>th</sup> and it closes on May 13<sup>th</sup>, 2022. Our goal is to begin the process in June 2022.

Mr. Staley reported the Spratley House Rental Assistance Demonstration conversion has reached substantial completion. Closeout paperwork and tenant reoccupation activities have begun.

Ms. Wilds introduced Lysandra Shaw, our new Deputy Executive Director to the Board of Commissioners. Mrs. Wilds also stated that we received a letter of intent from Jonathan Provost to purchase the old Saint Vincent's High School. He will be doing due diligence to determine the rehabilitation needed to the building for mixed-use/rental housing. He is very interested in historic preservation.

**Minutes of a Meeting of the  
Newport News Redevelopment and Housing Authority  
April 19, 2022**

**Closed Session**

**Other Business**

**Adjournment**

There being no other business to come before the Board, the Chairman adjourned the meeting at 9:01 a.m.

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Secretary-Treasurer

**ITEM NO. 4**

**COMMUNICATIONS**

**ITEM NUMBER 5**

**New Business**

- a. Update-Renovation and Permanent Financing for Spratley House  
Apartments RAD Conversion
- b. Presentation to the Board – CNI Update

**NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY****MEMORANDUM**

**DATE:** May 13, 2022

**TO:** All Members, Board of Commissioners, Newport News Redevelopment and Housing Authority

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

**SUBJECT:** Update-Renovation and Permanent Financing for Spratley House Apartments RAD Conversion

I am pleased to report that renovations undertaken on the Spratley House Apartments in conjunction with the Rental Assistance Demonstration Program (RAD) and the Low Income Housing Tax Credit Program (LIHTC) have been completed. A certificate of completion has been received from the City of Newport and re-occupancy of the building is underway. The building is expected to be fully occupied next month.

We are working to close on permanent financing from Virginia Housing and the Virginia Department of Housing and Community Development and to draw down the final tranche of tax credit equity for the property from Virginia Community Development Corporation. The combination of these proceeds will enable Spratley House LLC to retire Atlantic Union's construction loan which was used to undertake planned renovations. We anticipate that permanent loan closing will occur by May 31, 2022 or shortly thereafter.

We have been advised by our attorneys that no formal action by the Board is required for this final closing since the financing plan approved by HUD and the Board prior to initial closing and RAD Conversion on April 1, 2021 has not changed. A copy of the Board's earlier resolution from February, 2021 approving this action is attached for your information.

The conversion of Spratley House to the Section 8 Housing Assistance Payments Program and the temporary relocation of all residents and the comprehensive renovation of this 5 story structure in an abbreviated timeframe was the most challenging RAD undertaking to date. We are pleased however to report that this complex is physically and financially positioned, as a result of the RAD and LIHTC programs, to be a viable affordable housing project for years to come.



**RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF  
NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY**

**WHEREAS**, the Newport News Redevelopment and Housing Authority, a political subdivision of the Commonwealth of Virginia (the "Authority") was organized for the purpose, among others, of developing and operating low-income housing;

**WHEREAS**, the Authority presently owns and operates Spartley House, a public housing project located in the City of Newport News, Virginia;

**WHEREAS**, the Commissioners have determined that the sale and redevelopment of Spartley House buildings and the portion of the land upon which they are situated, serves the Authority's purpose of providing safe and sanitary dwelling accommodations for persons of low income; and

**WHEREAS**, the Authority wishes to cause the redevelopment of Spartley House as a low-income housing project through the sale and rehabilitation/construction of the buildings and improvements located on property in the City of Newport News, Virginia, commonly known as Spartley House as an apartment community to be comprised of approximately 50 units (the "Project"). The Project will be acquired and developed through a limited liability company known as Spartley House LLC, a Virginia limited liability company (the "Company");

**WHEREAS**, in connection with making an equity investment in the Company (the "Equity Investment"), the Housing Equity Fund of Virginia XXIV, L.L.C., a Virginia limited liability company ("HEF"), was admitted as investor member, and VAHM, L.L.C., a Virginia limited liability company ("VAHM"), was admitted as the special investor member, and Spartley House Development Corporation, a Virginia corporation ("Managing Member"), of which the Authority is the sole shareholder, became the managing member, pursuant to the Amended and Restated Operating Agreement of the Company dated December 31, 2020 (the "Operating Agreement");

**WHEREAS**, as a condition of investing in the Company, HEF and VAHM require that the Authority guarantee the performance by the Managing Member of its company obligations under the to-be-executed Second Amended and Restated Operating Agreement of the Company between Managing Member, HEF, and VAHM, and under other agreements, and that it guarantee the accuracy of information and representations provided by the Managing Member and defend and indemnify HEF and VAHM against material breach thereof (the "Authority Equity Guarantees");

**WHEREAS**, in connection with the development of the Project and HEF's and VAHM's investment in the Company, HEF and VAHM require that the Authority enter into certain documents, potentially including, without limitation, a Development Agreement, an Amended and Restated Purchase Option and Right of First Refusal Agreement, an Affiliate Guaranty Agreement, Pledge and Security Agreement, and all other project

investment closing documents related to HEF's and VAHM's investment in the Company (the "Equity Documents");

**WHEREAS**, in connection with the development of the Project, Atlantic Union Bank ("Atlantic") has offered to make a construction loan to the Company in the approximate amount of \$3,000,000 (the "Atlantic Bank Loan") and will enter into certain documents with the Company, the Managing Member, and the Authority related thereto, including, without limitation, a security agreement, a deed of trust, other documents pursuant to which the Company will grant to Atlantic security interests in the Company's real and personal property, and one or more agreements pursuant to which the Managing Member and the Authority will guaranty the obligations of the Company under the Atlantic Bank Loan (the "Atlantic Bank Loan Documents");

**WHEREAS**, in connection with the Atlantic Bank Loan, Atlantic requires that the Authority enter into certain guarantees for the completion of Project and the performance of the Company under the Atlantic Loan Documents (the "Authority Atlantic Bank Guarantees");

**WHEREAS**, in connection with the development of the Project, the Virginia Housing Development Authority ("VHDA") has been requested to make a permanent financing loan to the Company in the approximate amount of \$1,400,000 (the "VHDA Permanent Loan") and will enter into certain documents with the Company related thereto (the "VHDA Permanent Loan Documents");

**WHEREAS**, in connection with the development of the Project, the Authority has committed to make a permanent financing loan to the Company in the approximate amount of \$800,000, utilizing Virginia Department of Housing and Community Development ("DHCD") National Housing Trust Fund funds (the "Authority DHCD NHTF Permanent Loan"), and will enter into certain documents with the Company and DHCD related thereto (the "Authority DHCD NHTF Permanent Loan Documents");

**WHEREAS**, in connection with the development of the Project, the Authority has committed to make a construction and permanent loan to the Company in the approximate amount of \$100,000, utilizing Replacement Housing Factor funds (the "Authority RHF Loan"), and will enter into certain documents with the Company related thereto (the "Authority RHF Loan Documents");

**WHEREAS**, in connection with the development of the Project, the Authority has committed to make a construction and permanent loan to the Company in the approximate amount of \$300,000, utilizing public housing capital funds (the "Authority Capital Funds Loan"), and will enter into certain documents with the Company related thereto (the "Authority Capital Funds Loan Documents");

**WHEREAS**, in connection with the development of the Project, the Authority has committed to make a construction and permanent loan to the Company in the approximate amount of \$97,595, utilizing Authority development resources (the "Authority Development Funds Loan"), and will enter into certain documents with the Company related thereto (the

"Authority Development Funds Loan Documents");

**WHEREAS**, in connection with the development of the Project, the Federal Home Loan Bank of Atlanta ("FHLBA") and Atlantic have committed to make a subsidy advance to the Authority in the approximate amount of \$500,000, utilizing Affordable Housing Program funds (the "AHP Direct Subsidy"), and will enter into certain documents with the Authority related thereto (the "AHP Direct Subsidy Documents"). The Authority will use the AHP Direct Subsidy to make a permanent loan to the Company in the same amount (the "AHP Loan"), and will enter into certain documents with the Company related thereto (the "AHP Loan Documents");

**WHEREAS**, in connection with the development of the Project, the Authority has committed to make an acquisition loan to the Company in the approximate amount of \$1,500,000, in the form of seller take-back financing (the "Authority Seller Loan"), and will enter into certain documents with the Company related thereto (the "Authority Seller Loan Documents");

**WHEREAS**, in connection with the development of the Project, the Authority will convey the Project to the Company pursuant to a long-term ground lease agreement (the "Ground Lease"), and desires to enter into or record any and all documents required for the transfer of leasehold interests in the Property to the Company, including but not limited to a recorded memorandum of the Ground Lease (the "Transfer Documents");

**WHEREAS**, in connection with the development of the Project, the Authority applied, pursuant to previous authorization by the Board of Commissioners of the Authority, to the Rental Assistance Demonstration program ("RAD") of United States Department of Housing and Urban Development ("HUD") to convert public housing assistance at the Project to Section 8 Project Based Rental Assistance, and HUD issued a Commitment to Enter into a Housing Assistance Payment;

**WHEREAS**, in connection with the development of the Project, the Authority is required to execute certain agreements necessary to effect the conversion of public housing assistance at the Project to Section 8 Project Based Rental Assistance, including a RAD Conversion Commitment and any other documents that may be required pursuant to the RAD program (the "RAD Documents");

**WHEREAS**, in order to facilitate the Project, the Authority will act as the management agent for the Project under the terms of a management agreement between the Authority and the Company (the "Management Agreement");

**WHEREAS**, in order to rehabilitate the Project, the Company will enter into a certain Standard Form of Agreement Between Owner and Contractor (AIA 101-2007), together with General Conditions of the Contract for Construction (AIA 201-2007), with OKJ Construction Company ("Contractor") pursuant to bids received in August 2020 (the "Construction Contract");

**WHEREAS**, in order to facilitate the Project, the Authority has or will pay for or advance funds for costs incurred in connection with architectural, engineering, construction, accounting, legal, and other services provided through contracts with the Authority, the Managing Member, or the Company, including but not limited to costs related to the Construction Contract, and the Authority and the Company desire to enter into a Reimbursement, Assignment, and Assumption Agreement to provide for reimbursement to the Authority by the Company of such costs (the "Reimbursement Agreement").

**NOW, THEREFORE, BE IT RESOLVED**, subject to the approval of the RAD application and satisfaction of the conditions in the RAD Conversion Commitment, that the Authority be and it is hereby authorized, empowered, and directed to enter into, execute, and deliver any and all documents as may be necessary or desirable to consummate the transactions described above, including, without limitation, the Authority Equity Guarantees, the Equity Documents, the Atlantic Bank Loan Documents, the Authority Atlantic Bank Guarantees, the VHDA Permanent Loan Documents, the Authority DHCD NHTF Permanent Loan Documents, the Authority RHF Loan Documents, the Authority Capital Funds Loan Documents, Authority Development Funds Loan Documents, the AHP Direct Subsidy Documents, the AHP Loan Documents, the Authority Seller Loan Documents, the Transfer Documents, the RAD Documents, the Management Agreement, the Construction Contract, and the Reimbursement Agreement;

**FURTHER RESOLVED**, that the Authority be and it is hereby authorized, empowered, and directed to furnish to HEF and VAHM all due diligence materials reasonably requested by HEF and VAHM in connection with its investment in the Company;

**FURTHER RESOLVED**, that the Authority be and it is hereby authorized, empowered, and directed to furnish to Atlantic, VHDA, DHCD and any other lender all due diligence materials reasonably requested by the same in connection with the above-contemplated loans to the Company;

**FURTHER RESOLVED**, that the Executive Director of the Authority or her designee(s), together or individually, without attestation, be and they hereby are authorized, empowered, and directed to execute and deliver all documents, and that such officer or staff of the Authority be and are hereby authorized, empowered, and directed to furnish all materials necessary to consummate the foregoing resolutions;

**FURTHER RESOLVED**, that the Executive Director of the Authority or her designees, together or individually, be and they hereby are authorized, empowered, and directed to take such further action on behalf of the Authority as they deem necessary to effectuate the foregoing; and

**FURTHER RESOLVED**, that any previous execution and delivery or furnishing of documents and any other actions by the Authority in furtherance of the foregoing resolutions be and are hereby authorized, confirmed, and ratified.

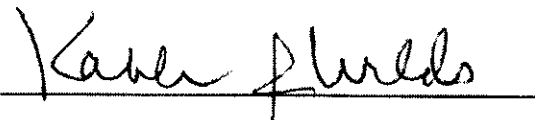
[Signatures Appear on Next Page]

[SIGNATURE PAGE TO RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY – SPRATLEY HOUSE]

CERTIFICATION

The foregoing resolutions were adopted in accordance with the Charter and Bylaws of the Newport News Redevelopment and Housing Authority (the "Authority") and the laws of the Commonwealth of Virginia; the Commissioners of the Authority have the full power and authority to bind the Authority pursuant to the foregoing resolutions; and the resolutions are in full force and effect and have not been altered, modified or rescinded.

IN WITNESS WHEREOF, I have affixed my name as Secretary of the Authority this 16 day of February, 2021.

  
Print: Karen R. Wilds

# REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

## MAY, 2022

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 Dessoify, Director of Finance**

**David Staley, Director of Community Development**





## COMMUNITY DEVELOPMENT

### COMMUNITY DEVELOPMENT

On April 15<sup>th</sup> the Community Development Department closed on a NNUDAG loan in the amount of \$150,000 for Ironclad Distillery Company. Loan proceeds will be used by the company to fund the purchase of equipment, furnishings and fixtures.

### INDIEDWELL

indieDwell housing will construct a home manufacturing facility in Newport News using cold formed steel for manufacturing the housing. Virginia Housing obtained two of indieDwell's original designed container homes which were provided to NNRHA and will be placed in Newport News. Currently this project has received preliminary approval from the City of Newport News and selection of a general contractor for the project will be initiated in the near future.

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

	Emergency Repair	Open House	HOMEcare	All Programs
Projects Completed	15	1	0	16
Projects in Underwriting	4	6	0	10
Projects Pending Appr	1	0	0	1
Projects Ongoing	1	0	1	2
<b>Total</b>	<b>21</b>	<b>7</b>	<b>1</b>	<b>29</b>

### REDEVELOPMENT

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

Down Payment Assistance (DPA) Fiscal Year: July 1, 2021 – June 30-2022				
Program Year 21-22 (Completed)	Denied	Pending Additional Documentation	Current Month (Completed)	Underwriting in Process
14	0	8	1	1



## **CAPITAL ACTIVITY**

### **Spratley House (50 Apartments)**

The Spratley House Rental Assistance Demonstration (RAD) conversion has reached substantial completion. Residents began moving in the week of April 4, 2022.

### **Marshall Courts Phase VII**

This demolition design phase is ongoing with the feasibility study having been completed. The project is currently undergoing environmental review. Demolition consists of 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. Land use will be converted to green space, and tenant protection vouchers are expected to be issued.

### **Orcutt Townhomes I**

Orcutt Townhomes I is the next NNRHA property to be renovated under the Rental Assistance Demonstration (RAD) program utilizing mixed funding sources for renovations. The new ownership structure keeps the NNRHA Board members as the governing body and will allow for comprehensive renovation of the property. The property contains (40) three-bedroom units and is currently undergoing predevelopment activities. A Low-Income Housing Tax Credit (LIHTC) application for the highly competitive 9% tax credits has been submitted. We anticipate receiving approval from Virginia Housing in late June or early July.

### **Aqueduct**

Aqueduct HVAC replacement preliminary analysis has been completed, and drawings and specifications have been

received and are currently under review by NNRHA staff. This project will replace all of the existing heating and air conditioning units that have not been replaced within the past five years with new, energy efficient 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 October 2022. A website is available to register those interested in receiving information about residential leasing.

Planning and design of the Phase Two development on the Ridley site continues. The Citizen Advisory Committee and City and NNRHA staffs are working with the design team to develop a final concept plan. Demolition of the structures began in January and will be completed in late May. Two events were held on April 28: leverage partners and services providers were convened for a general update on CNI activities and to meet the new People Lead, Urban Strategies, Inc. (USI) and; a community-wide meeting was held to provide an update on the CNI project and the Southeast Community Resource Area plan.

Work continues to secure funding for Ridley on-site development. Virginia Housing approved an application for 4% Low-income Housing Tax Credits in March. Following approval of a preliminary application, a full application for Public Housing Revitalization funding was submitted to Virginia Housing on April 13, 2022

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





## COMMUNITY RESOURCES

Resident Relations • Seniors



### Earth Day 2022

On April 22<sup>nd</sup>, NNRHA's Community Resources staff celebrated Earth Day by volunteering locally to help beautify The Noland Trail at Mariner's Museum. Volunteers assisted park staff with a variety of trail maintenance tasks to help keep the trail beautiful and functional.



### Arts & Crafts are Back at Pinecroft

Seniors residing at Pinecroft are now meeting every other week to participate in arts and crafts. Approximately 10 – 15 residents are meeting for fellowship and to get their creative juices flowing again. Some residents just come to visit and play; while others are rather meticulous and engaged in their projects. As the picture reflects, there are quite a few men in attendance which is a very nice surprise. Thus far, arts & craft supplies have been donated by the residents for the residents.



### **Bingo at Ashe Manor**

A big thank you to Ken Hodge and his daughter for sponsoring BINGO at Spratley on April 27<sup>th</sup>! Residents enjoyed the camaraderie and winning small prizes (household cleaning, personal hygiene items). Mr. Hodge is a licensed insurance agent and has been providing important information to the seniors for several years, but almost just as important is that he enjoys spending time with seniors and sponsoring activities.

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**Other NNRHA Controlled Multi-Family Properties  
Waiting Lists as of April, 2022**

<b>Property</b>	<b>Occupancy Rate</b>	<b>Approved/Eligible</b>	<b>Pending</b>	<b>Total</b>
Orcutt Townhomes III	97%	0	63	63
Cypress Terrace	96%	5	60	65
Oyster Point/Brighton	99%	10	81	79
Great Oak	98%	100	120	220
Lofts on Jefferson	93%	0	3	3
Jefferson Brookville	98%	1	10	11
Lassiter Courts	90%	7	164	171

**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 April, 2022.

<b>Participants:</b>	<b>Public Housing</b>	<b>Housing Choice Voucher</b>	<b>Total</b>
<b>Total</b> number in FSS Program	21	83	<b>104</b>
Employed	8	60	<b>68</b>
Currently not working	9	18	<b>27</b>
Attending Thomas Nelson Comm. College	0	3	<b>3</b>
Enrolled in other Training Program	4	0	<b>4</b>
Employed and going to school	0	2	<b>2</b>
Participants with escrow accounts	7	37	<b>44</b>

**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 May 17, 2022 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**