

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

**September 20, 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, July 19, 2022.
4. Communications
5. New Business
  - a. Spark Mill Presentation
  - b. Consider a Resolution authorizing the Executive Director enter into a contract for services with the City of Newport News for the administration of the HOME Investment Partnerships Program for 2022-2023
  - c. Consider a Resolution authorizing the Executive Director enter into a contact for services with the City of Newport News for the administration of the Community Development Block Grant (CDBG) Program for 2022-2023
  - d. Consider a Resolution authorizing the Executive Director enter into a contract for services with Hampton Roads Community Action Program, Inc., Boys and Girls Clubs of the Virginia Peninsula, Freedom Outreach Center, Inc., LINK of Hampton Roads, Inc., Transitions Family Violence Services, Inc., Peninsula Agency on Aging, Inc., Menchville House Ministries, Inc., House of Refuge Worship Center and Ketchmore Kids
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  
July 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 8:31 a.m. on Tuesday, July 19, 2022.

**Pledge of  
Allegiance**

Commissioner Call 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  
Lou Call  
Barbara Holley  
Thaddeus Holloman

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 Dessoffy, Director – from NNRHA Board Room  
Finance  
  
David Staley, Director – from NNRHA Board Room  
Community Development  
  
Teresa Bennett – from NNRHA Board Room  
Executive Assistant  
  
Justin Orie – from NNRHA Board Room  
NNRHA IT Department  
  
Tricia Wilson – via Zoom  
City of Newport News  
  
Anne C. Saunders – from NNRHA Board Room  
McGuireWoods LLP

**Approval of  
Minutes, June 21,  
2022**

Commissioner Davis moved that the minutes of the meeting of the Board of Commissioners held on June 21 2022 be approved. The motion was seconded by Commissioner Knight and passed with a unanimous vote.

**Communications**

The following communications were provided to the Board and reviewed by the Executive Director. 1) A letter addressed to Ms. Wilds from Dominique Blom, General Deputy Assistant Secretary for the U.S. Department of Housing and Urban Development. The letter was an approval of our request for certain flexibilities due to the pandemic recovery.

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

**New Business**

**The Board of Commissioners of the Newport News Redevelopment and Housing Authority Authorizing and Approving the Issuance of Revenue bonds for the Benefit of Standard Denbigh Trace Venture LP in an amount not to Exceed \$20,000,000 and the Execution of Related Documents**

The Board had been provided copies of a resolution approving the request of Standard Denbigh Trace Venture LP, a Virginia limited partnership (the "Borrower"), the Authority adopted a preliminary resolution on March 15, 2022 (the "Inducement Resolution") authorizing up to \$20,000,000 of its revenue bonds, (the "Bonds"), the proceeds of which will be used to make a loan to the Borrower to finance a portion of the costs of acquiring, constructing, renovating, rehabilitating and equipping and affordable housing development to be known as Denbigh Trace Apartments, to consist of 79 two-bedroom units, 39 three-bedroom units and 10 four-bedroom units, including laundry facilities, basketball court, two playgrounds and central air conditioning, to be located on approximately 9.44 acres of land located at 13211 Ridgeview Drive in Newport News. Ms. Wilds stated on April 26, 2022, the City Council of the City approved the issuance of the Bonds by NNRHA as requested in the Inducement Resolution and as required by Section 147 (f) of the Internal Revenue Code and Section 15.2-4906 of the Virginia Code, which is applicable to housing authorities.

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

**The Board of Commissioners of the Newport News Redevelopment and Housing Authority Authorizing the Issuance of up to \$19,900,000 multifamily Housing Revenue Bonds for Acquisition, Construction, Renovation, Rehabilitation and Equipping of approximately 151-unit Woodlands at Oyster Point Apartments Multifamily Housing Facility located in the City of Newport News, Virginia**

The Board had been provided copies of a resolution approving the request of AOZPCREI Woodlands LLC, a Virginia limited liability corporation (the "Borrower"), the Authority adopted a preliminary resolution on March 15, 2022 (the "Inducement Resolution") authorizing up to \$19,999,000 of its revenue bonds, (the "Bonds"), the proceeds of which will be used to finance the costs of acquiring constructing, renovating, rehabilitating and equipping an affordable housing development to be known as Woodlands at Oyster Point Apartments, to consist of 20 buildings containing approximately four 1-bedroom units, one hundred forty five 2-bedroom units and two 3-bedroom units, including amenities such as pool, community building, barbeque and picnic area, dog run, community plantings and benches, to be located on approximately 7 acres of land at 819 Forrest Drive in the City of Newport News, Virginia 23606. Ms. Wilds stated on April 26, 2022, the City Council of the City approved the issuance of the Bonds by NNRHA as requested in the Inducement Resolution and as required by Section 147 (f) of the Internal Revenue Code and Section 15.2-4906 of the Virginia Code, which is applicable to housing authorities.

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

**The Board of Commissioners of the Newport News Redevelopment and Housing Authority Authorizing the Extension of the CHDO Grant Contract/Program Agreement dated April 6, 2020 and the sale of 645 41<sup>st</sup> Street & 651 41<sup>st</sup> Street, Newport News, Virginia**

The Board had been provided copies of a resolution approving the extension of the CHDO Contract/Program Agreement dated April 6, 2020. The original Agreement required all construction activities related to 711 21<sup>st</sup> Street, 2102 Madison Avenue and 2104 Madison Avenue be completed within two years from the date of the Agreement. All but one property has yet to be completed (711 21<sup>st</sup> Street). Delays due to the pandemic and its impact on the construction industry has caused the need for this change. Ms. Wilds recommended the Board approve an extension of the current contract to August 31, 2022 at which time Habitat for Humanity Peninsula & Greater Williamsburg (HFHPGW) will have completed construction and to transfer two (2) single family residential lots owned by NNRHA to HFHPGW for the purpose of building new single-family homes for lower income, first time homebuyers. The subject lots are located at 645 and 651 41<sup>st</sup> Street, in the Jefferson Park neighborhood and will utilize 3D printing technology. In the CHDO Grant Contract/Program Agreement dated July 7, 2021, three (3) properties were identified as being the subject of FY 2019 and 2020 HOME Program CHDO Set-Aside funds totaling \$150,000.00. They were: 646 Hampton Avenue, 1225 21<sup>st</sup> Street and 2800 Marshall Avenue. 646 Hampton Avenue is nearing completion. Getting the construction process underway for both 645 & 651 41<sup>st</sup> Street has become a more immediate priority for Habitat. They are requesting to "swap out" 1225 21<sup>st</sup> Street and 2800 Marshall Avenue and use FY 2019 and 2020 HOME Program CHDO Set-Aside funds to construct both of the 41<sup>st</sup> Street homes. Habitat is preparing their CHDO recertification application for approval. Once approved, Habitat will submit a funding application to obtain FY 2020-2021 HOME Program CHDO Set-Aside funds to build housing for lower income, first-time homebuyers. The residential lots expected to benefit from the FY 2020 and 2021 Set-Aside funds are: 2404 & 2408 Marshall Avenue; 2800 Marshall Avenue and 1225 21<sup>st</sup> Street. All four (4) lots were transferred from NNRHA to Habitat via an Agreement of Sale dated June 24, 2021.

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

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.

**Report to the Board**

A Report to the Board for July, 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 one of the Newport News Neighborhood Education Center scholarship recipients has graduated with her Bachelor's degree and plans to continue her studies to obtain her Master's degree. Flyers have been distributed to all Public Housing residents concerning the heat advisory.

Ms. Dessoff reported we still have approximately \$2.3M in HUD held reserves for the voucher program and we had budgeted to spend them in the current fiscal year for housing assistance payments to landlords.

Ms. Ellis reported the Authority is continuing efforts to provide as many resources to the staff. We have partnered with HealthCues, a preventive health care management program. The program is designed to assist with creating and maintaining a healthier lifestyle. It does not replace our current medical plan but offers additional resources. There is no cost to eligible employees. Eligibility is based on an increase in an employee's take home pay as a result of the tax advantages of the program and reduces our tax liability per employee. The program is effective on August 1, 2022.

Ms. Shaw reported the Lift and Rise on Jefferson is scheduled to open in October. The interest continues to grow for that community. Pennrose will be setting up an office at Jefferson Brookville for leasing activity. For the onsite housing, we submitted our plan to HUD, which is a crucial element in helping us reach our plan of a financial closing. Since our last meeting we received approval from Virginia Housing on our public housing revitalization grant which will bring an additional \$3.67M to our CNI project. On the People side, USI has completed its hiring, locally. They will focus on reaching out to our former Ridley residents. Ms. Wilds added that we are also doing a survey of residents to determine their interest in coming back to the new development. We also did this last year.

Mr. Staley report that Orcutt Townhomes I is our next property to be converted under the Rental Assistance Demonstration (RAD). We were fortunate to receive approval of the 9% tax credits from Virginia Housing. We are now preparing the documents for financing the RAD conversion and renovations which will begin later this year or early 2023.

**Closed Session**

**Other Business**

**Adjournment**

There being no other business to come before the Board, the Chairman adjourned the meeting at 8:48 a.m.

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Secretary-Treasurer



**ITEM NO. 4**  
**COMMUNICATIONS**

# Finding An Apartment Is Hard. Finding Workers For Those Apartments Is Much Harder

August 23, 2022 | Patrick Sisson, Bisnow National (<https://www.bisnow.com/author/patrick-sisson-374019>) (<mailto:patrick.sisson@bisnow.com>)

Any renter searching for an apartment, or retiree trying to choose a senior living home, can attest to the remarkable amount of demand in the market (<https://www.bisnow.com/national/news/multifamily/no-vacancy-apartments-see-record-occupancy-nationwide-111421>) for managed residences, and to the cost increases that come with that demand. But out of sight of users like these is a staffing shortage that eats into profit margins and leaves residents without services they might expect.

The shortage of workers, especially maintenance staff, has become the No. 1 issue discussed by owners and operators, according to National Apartment Association (<https://www.bisnow.com/tags/national-apartment-association>) Chairman and President Don Bruner, who's also CEO of BRG Apartments.

It's an "everyday conversation" for the industry, he said, and at the organization's June conference, there were extensive discussions of ways to train, recruit and hire staff. The lack of workers to fix broken pipes, repair and flip vacated apartments and perform routine upkeep is just one of the many drags that a nationwide labor shortage has placed on commercial real estate.

"The competition for talent, and the dearth of talent, it's all real," National Multifamily Housing Council (<https://www.bisnow.com/tags/national-multifamily-housing-council>) Vice President of Business Strategy Sarah Yaussi told *Bisnow* (<https://www.bisnow.com/tags/bisnow>).



A survey of 600 property management companies taken in August by Zego, a proptech firm providing software solutions for the industry, found participants had experienced a 50% staff turnover in the last year, exacerbating tenant turnover, a significant cost. The research suggested each turnover cost an owner \$4K, said Stephen Baker (<https://www.bisnow.com/tags/stephen-baker>), the company's president and general manager.

It's not just multifamily. Hotels and senior living are also struggling with similar labor challenges, which all mean less satisfied tenants and guests, an inability to meet rising demand, and increased costs for retention and attraction of staff in an extremely challenging labor market.

There aren't great data sources for the total number of people employed in on-site and property management roles, but Bruner says the rough industry average of about one maintenance worker and office staffer for every 100 tenants suggests a sizable workforce, but one that's shrunk from burnout, early retirements and resignations looking for better opportunities. The average age of property managers is 47 (<https://www.zippia.com/property->



manager-jobs/demographics/), and maintenance supervisors earn an average of roughly \$49K annually (<https://www.naahq.org/apartment-jobs-snapshot-q2-2022>).

Labor was a challenge in CRE before the pandemic. Positions like leasing agents, which offered low wages and high turnover, have long been difficult to staff. But the combination of burnout from working often front-line roles during the pandemic, skyrocketing labor costs and new job opportunities with more competitive salaries in other industries, plus a perception of behind-the-times technology, makes property management hiring especially challenging today.

It's especially difficult for those left behind, Grace Hill (<https://www.bisnow.com/tags/grace-hill>) CEO Kendall Pretzer (<https://www.bisnow.com/tags/kendall-pretzer>) said. Workers operating an understaffed building face not only a heavier workload, but in many cases increased expectations. Younger tenants especially have higher expectations of service due to a lifetime of app-enabled consumerism, while tenants paying significantly more for the same apartment than they did years or even months ago expect to get their money's worth. Owners have tried to stem the tide with increased wages and retention incentives, but Bruner said it is not making a dent.

"It's just a really difficult point right now," Yaussi said. "Folks are coming in with higher salaries, some of which is being driven by adjustment to minimum wage, and owners and operators are struggling. It's just getting more and more expensive to recruit."

Higher revenues due to skyrocketing rents aren't making it any easier (especially since, in part, that's due to high levels of occupancy, requiring more assistance and maintenance). Pretzer said that some owners have taken the position that being short-staffed right now is tolerable, since residents are understanding of the labor issue and "revenues are high, rents are high, occupancies are high, so it's OK if a few customers are mad."

But at the same time, Grace Hill research has found that problem resolution figures for tenants have decreased, and increased revenues are met with increased costs due to the rising price of supplies, utilities, insurance (<https://www.nmhc.org/research-insight/research-report/nmhc-coalition-survey-shows-multifamily-insurance-costs-continue-to-rise/>) and labor, the latter two rising at 10% annually. The National Apartment Association (<https://www.bisnow.com/tags/national-apartment-association>)

suggests owners see 9 cents of profit for every dollar of rent ([https://www.naahq.org/sites/default/files/naa-documents/dollar\\_of\\_rent\\_2022.pdf](https://www.naahq.org/sites/default/files/naa-documents/dollar_of_rent_2022.pdf)).

The senior living sector, which has also confronted longstanding staffing issues, faces additional challenges due to the 24/7 nature of care and the medical issues presented by the pandemic, according to National Investment Center for Seniors Housing and Care (<https://www.bisnow.com/tags/national-investment-center-for-seniors-housing-and-care>) Chief Operating Officer Chuck Harry.

Turnover within the industry hit 80%, which in addition to cost, breaks up the rapport long-term residents have with caregivers. A recent NIC survey found that more than 22% of operators have limited admissions due to staff shortages since they “don’t have enough hands on deck,” significantly limiting potential income and contributing to the shortage of needed housing for seniors.

LeadingAge, which represents nonprofit aging services providers, found in a June snap poll of members that the pipeline for workers has not improved, 60% of members reported continual workplace difficulties and nearly every nursing staff counts on agency workers to fill shifts. Better pay and burnout are the top reasons workers have left the field.



In many ways, tech liberated workers in the property management sector, allowing for less time sitting at desks or overseeing tenant packages, easier scheduling and improved efficiency and more consistent communication. It can even help the bottom line. In its second-quarter results, Equity Residential

(<https://www.businesswire.com/news/home/20220726005827/en/Equity-Residential-Reports-Second-Quarter-2022-Results>), a REIT controlling more than 300 properties, saw increasing utilities and maintenance costs, but a nearly 4% drop in cost overall due to technological utilization.

But many crucial roles, including medical staff at senior living facilities and building maintenance professionals and technical staff across the sector, can't easily be replaced or enabled with apps. And many surveys of property managers (<https://www.gozego.com/wp-content/uploads/2022/06/2022-state-of-resident-experience-management-report.pdf>) find dissatisfaction with the tech being rolled out across many portfolios, big and small.

"On-site managers don't have the ability to make some of these shifts by themselves," Pretzer said. "Many of the big technology shifts for larger corporations are done at the corporate level, or via small tests. Managers are basically stuck trying to empty a boat with a thimble."

The pandemic became a catalyst for communication and deploying new tech with tenants for socially distanced use of facilities and remote communications with dozens of units at the same time.

"While the purse strings aren't loose by any means," [owners and operators] have a lot of cash coming in that they can invest," said Lucas Haldeman, whose firm, SmartRent (<https://www.bisnow.com/tags/smartrent>), offers automation services for apartment owners and has seen revenue double year-over-year.

Automation and centralization are becoming more of a necessity and expectation, especially for high-end rental units. Building offices have less regular schedules, fewer people are sitting at desks and there are more instances of podding, or having floating workers bounce between different buildings.

Zego's Baker compared the industrywide evolution to the shift in airline travel.

“Years ago, everything was done at the counter,” he said. Now, it’s all by phone, and if you need to call someone, it’s a total pain.”

Haldeman said that these changes, over the long term, will create more professionalized property management teams. Fewer leasing agents, due to increased efficiencies and rising labor costs, mean a staff member will handle more properties, make more money and potentially see more of a career path in the position. Assistant property managers are becoming more like accountants, and he sees a six-figure future for those in the industry, he said.

The long-term solution is somewhat elusive, as training for many in-demand roles can’t necessarily scale rapidly, and nobody forecasts quick solutions to now-persistent labor market challenges. Training, especially for maintenance staff, requires extensive investment and longer time horizons. Tech solutions, seen as a way to increase efficiency and make do with a smaller labor pool, are helpful, but can also add strain.

“I think technology is definitely proving to be a coping mechanism,” Yaussi said. “I think a lot of the operators thought that this was going to be temporary. And it's really been more of a permanent shift, because it's really difficult to see when this labor shortage gets better. There's only so much money you can kind of throw at it amid all the other rising costs.”

*Contact Patrick Sisson at [patrick.sisson@bisnow.com](mailto:patrick.sisson@bisnow.com)  
(<mailto:patrick.sisson@bisnow.com>)*

See Also: Pension Funds Selling Off Office Properties To Reduce Exposure To Remote Work ([/national/news/office/pension-funds-swap-office-retail-portfolios-for-life-sciences-industrial-properties-114499](https://www.bisnow.com/national/news/office/pension-funds-swap-office-retail-portfolios-for-life-sciences-industrial-properties-114499))

Related Topics: Property Management (<https://www.bisnow.com/tags/property-management>), multifamily (<https://www.bisnow.com/tags/multifamily>), SmartRent (<https://www.bisnow.com/tags/smartrent>), CRE Jobs (<https://www.bisnow.com/tags/cre-jobs>)

August 29, 2022

Newport News Redevelopment & Housing Authority  
VA003

Dear Executive Director:

This is your public housing agency's award of new vouchers under the Consolidated Appropriations Act 2022 (P.L. 117-103). For more information on these awards, please see PIH Notice 2022-29.

The Consolidated Appropriations Act 2022 (P.L. 117-103) appropriated \$200 million for new incremental vouchers pursuant to a method, as determined by HUD, which may include a formula that may include such factors as severe cost burden, overcrowding, substandard housing for very low-income renters, homelessness, and administrative capacity. The allocation method is required to include rural and urban areas. The Act further provides HUD with the discretion to specify additional terms and conditions for the use of these vouchers to ensure that PHAs provide vouchers for use by survivors of domestic violence, or individuals and families who are homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302(a)), or at risk of homelessness, as defined in section 401(1) of such Act (42 U.S.C. 11360(1)). Note that HUD is encouraging but not requiring PHAs to institute preferences to only serve these populations with the new vouchers.

To help PHAs expeditiously lease these vouchers, HUD is using a portion of the CY 2022 Appropriations Act \$30 million administrative fee set-aside to provide a one-time special fee of \$750 for each voucher awarded. This is a Special Fee in addition to those listed in PIH 2022-14.

The following table provides the details for your agency's HCV award:

Housing Choice Vouchers Awarded: <b>14</b>	
Housing Assistance Payments	Special Fees
<b>\$132,110.15</b>	<b>\$10,500.00</b>
Effective: October 1, 2022	Effective: October 1, 2022

For more information on this allocation of vouchers, see PIH Notice 2022-29. If your agency would like to accept this award, no action is required. If your PHA wishes to decline this award, please reply to [NewHCVS@hud.gov](mailto:NewHCVS@hud.gov) by **Friday, September 2, 2022**, or they will be deemed accepted. If you miss this deadline, please contact [NewHCVs@hud.gov](mailto:NewHCVs@hud.gov) if you wish to return this award.

Should you have questions about this award, please do not hesitate to contact your FMC Financial Analyst or email [NewHCVs@hud.gov](mailto:NewHCVs@hud.gov)

Sincerely,

Danielle Bastarache  
Deputy Assistant Secretary for  
Public Housing and Voucher Programs



U. S. Department of Housing & Urban Development

Richmond Public Housing Program Center  
600 E. Broad Street, 3<sup>rd</sup> Floor  
Richmond, VA 23219  
1-800-842-2610

August 29, 2022

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

Dear Ms. Wilds:

Subject: Physical Condition Assessment (PCA) for Fiscal Year ("FY") 2022

This letter documents the conclusion of the HUD Richmond Public Housing Program Centers' August 17, 2022, remote Physical Condition Assessment (PCA) review of Newport News Redevelopment and Housing Authority (VA003) (NNRHA) Public Housing sites: Aqueduct Apartments VA003000311 and Marshall Court VA003000302.

The primary purpose of our PCA review was to assess, evaluate and provide technical assistance related to the PHA's REAC Physical Inspection and Capital Fund Program allocations to ensure that the PHA is taking measures to improve the physical condition of Public Housing sites that received low PASS inspection scores in 2019.

During this remote review HUD staff met with NNRHA staff to review the PHAs progress in correcting deficiencies identified during the 2019 REAC inspection. Additionally, HUD discussed NNRHA's process and procedures for conducting its own annual PHA inspection and Capital Fund Program. Discussion with you and your staff gave us assurance that the NNRHA is actively working to implement ongoing improvements. Our hope is that these actions taken by NNRHA over the next few years will lead to an improved physical condition of NNRHA's Public Housing inventory and result in improved REAC physical inspection scores.

The review resulted in no findings requiring a corrective action plan. **No response is required on your behalf to this letter.** We appreciate the cooperation extended to the HUD staff during the review. Thank you to you and your staff for your participation in this PCA review process. Should you or your staff have any questions regarding this letter, please feel free to contact me at (804) 822-4899 or Bill Schlotzhauer General Engineer at (804) 822-4906.

Sincerely,

Digitally signed by:  
ROBERT DAVENPORT  
*Robert F. Davenport* Date: 2022.08.29 13:54:  
32 -04'00'

Robert F. Davenport  
Director  
Richmond PH Program Center



# The FY 2023 Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area FMRs for All Bedroom Sizes

## Final FY 2023 & Final FY 2022 FMRs By Unit Bedrooms

Year	<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
FY 2023 FMR	\$1,116	\$1,137	\$1,329	\$1,857	\$2,264
<u>FY 2022 FMR</u>	\$993	\$1,015	\$1,193	\$1,676	\$2,042

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

## Fair Market Rent Calculation Methodology



[Show/Hide Methodology Narrative](#)

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

1. **Calculate the Base Rent**: HUD uses 2016-2020 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2023, provided the

estimate is statistically reliable. For FY2023, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2016-2020 5-year estimate, HUD checks whether the area has had at least 1 minimally reliable estimate in any of the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2023 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2023.

## 2. **Calculate the Basis for Recent Mover Adjustment**

**Factor:** HUD has changed the calculation of the FY2023 Recent Mover Factor from previous years due to the unavailability of ACS<sub>2020</sub> 1-year estimates. The Census Bureau did not release standard 1-year estimates from the 2020 American Community Survey (ACS) due to the impacts of the COVID-19 pandemic on data collection. For FY2023, HUD uses a multi-pronged approach that includes private sources of rental data.

In order to calculate rents that are "as of" 2020, HUD takes the average of the recent mover factor from 1-year ACS<sub>2019</sub> recent mover rent inflated by 2019-2020 gross rent change; and the factor from 5-year ACS<sub>2020</sub> recent mover rent. For areas where private data is available, the 2019-2020 gross rent change uses a weighted average of private sources and the Consumer Price Index (CPI) to calculate the annual percentage change in rents plus utilities from annual



2019 to annual 2020. For areas where private data is not available, the 2019-2020 gross rent change is based only on the CPI.


3. **Adjust for Inflation**: In order to calculate rents that are "as of" 2021, for areas where private data is available, HUD calculates the relevant (regional or local) change in gross rent inflation using a weighted average of private data sources and the Consumer Price Index (CPI) from annual 2020 to annual 2021. For areas where private data is not available, HUD uses only the CPI, which is the same process used in previous years.
4. **Calculate the Trend Factor**: To further inflate rents from 2021 to FY2023, HUD uses a "trend factor" based on the forecast of CPI gross rent changes through FY2023.
5. **Multiply the Factors**: HUD multiplies the base rent by the recent mover factor, the gross rent inflation factor, and the trend factor to produce a rent that is "as of" the current fiscal year.
6. **Compare to the State minimum**: FY2023 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to the level of the State minimum.
7. **Calculate Bedroom Ratios**: HUD calculates "bedroom ratios" - the and multiplies these by the two-bedroom rent to produce preliminary FMRs for unit sizes other than two bedrooms.
8. **Compare to Last Year's FMR**: FY2023 FMRs may not be less than 90% of FY2022 FMRs. Therefore, HUD applies "floors" based on the prior year's FMRs.

## **ITEM NUMBER 5**

### **New Business**

- a. Spark Mill Presentation
- b. Consider a Resolution authorizing the Executive Director enter into a contract for services with the City of Newport News for the administration of the HOME Investment Partnerships Program for 2022-2023
- c. Consider a Resolution authorizing the Executive Director enter into a contact for services with the City of Newport News for the administration of the Community Development Block Grant (CDBG) Program for 2022-2023
- d. Consider a Resolution authorizing the Executive Director enter into a contract for services with Hampton Roads Community Action Program, Inc., Boys and Girls Clubs of the Virginia Peninsula, Freedom Outreach Center, Inc., LINK of Hampton Roads, Inc., Transitions Family Violence Services, Inc., Peninsula Agency on Aging, Inc., Menchville House Ministries, Inc., House of Refuge Worship Center and Ketchmore Kids

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

**DATE:** September 12, 2022  
**TO:** All Members, Board of Commissioners  
**FROM:** Karen R. Wilds, Executive Director   
**SUBJECT:** Strategic Planning – Spark Mill

As advised, Virginia Housing (VH) made a grant award of over \$3.6M for public housing revitalization activities. One of the conditions of the grant was that the recipients have a current Strategic Plan.

We have engaged the Spark Mill, an organizational planning consulting firm, to help us undertake the plan.

The process involves the Board, staff and stakeholders in a collaborative and consensus building effort, taking 5-6 months. Angela Fontaine and Chris Bennett, representatives of the Spark Mill, will be at our September Board meeting to do a kick-off to discuss the process and timeline.



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

**DATE:** September 12, 2022

**TO:** All Members, Board of Commissioners

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

**SUBJECT:** Contract for Services between the NNRHA and City of Newport News for the administration of the HOME Investment Partnerships Program for 2022-2023.

Attached is a resolution authorizing the Executive Director to execute contract for services between the City of Newport News and the Newport News Redevelopment and Housing Authority for the administration of the HOME Investment Partnerships (HOME) programs for the 2022-2023 fiscal year. The City Council approved the Consolidated Plan for Housing and Community Development and the Annual Action Plan on May 24, 2022, and authorized the City Manager to execute a contract with NNRHA.

The City of Newport News' Consolidated Plan for Housing and Community Development is a planning requirement of the U.S. Department of the Housing and Urban Development (HUD) for the receipt and use of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds. As a recipient of these funds, the City is required to prepare a long-range consolidated plan that identifies housing, community and economic development needs and determines priorities, establishes strategic goals and allocates resources for programs funded by HUD and administered by the City. The Authority administers both programs on behalf of the City of Newport News under separate contract agreements.

The overall objective of the HOME program is to expand the supply of safe, decent, and affordable housing in the community. This encompasses a wide range of activities including building, buying and rehabilitating affordable housing for rent or homeownership and downpayment assistance to low-income households. The HOME program also helps to expand the capacity of non-profit, Community Housing Development Organizations (CHDOs).

The 2022-2023 HOME budget consists of \$871,322 in entitlement funding from the Department of Housing and Urban Development (HUD) and \$140,000 in estimated program income for a total of \$1,011,322 for program activities.

In preparation for the 2022-2023 Annual Action Plan update, two public meetings were held by NNRHA's Community Development and City staff: December 7, 2021 and April

21, 2022. The Annual Action Plan has not been submitted to HUD. The city is waiting to receive the signed SF-424 certifications that are uploaded to IDIS along with the AAP.

The contract outlines specific programs for which the Authority has administrative and program responsibilities and will be submitted to Mr. Suttle for his review and approval.

Board approval of the attached resolution is recommended in order to continue important community development initiatives in the City of Newport News. The Board's action will allow the Executive Director to carry out the activities outlined in the executed agreements subject to HUD's formal approval.

Attachment

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NEWPORT NEWS  
REDEVELOPMENT AND HOUSING AUTHORITY AUTHORIZING THE EXECUTIVE  
DIRECTOR TO EXECUTE A CONTRACT FOR SERVICES BETWEEN THE CITY OF  
NEWPORT NEWS AND THE NEWPORT NEWS REDEVELOPMENT AND HOUSING  
AUTHORITY TO ADMINISTER THE FISCAL YEAR 2022-2023 HOME INVESTMENT  
PARTNERSHIPS PROGRAM**

**WHEREAS**, it is anticipated that the Department of Housing and Urban Development (HUD) will provide the City of Newport News with HOME Investment Partnerships (HOME) entitlement funds in the amount of \$871,322 for the fiscal year ending June 30, 2023 to carry out eligible HOME activities; and

**WHEREAS**, additional funds in the amount of \$140,000 in HOME estimated program income will be available as part of the HOME program; and

**WHEREAS**, the City Manager is authorized to execute a contract with the Newport News Redevelopment and Housing Authority to administer the HOME program as approved for FY 2022-2023 subject to funding approval by HUD and contract review and approval by the City Attorney; and

**WHEREAS**, the Board's action will allow the Executive Director to carry out the activities outlined in the executed agreements subject to HUD's formal approval.

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Newport News Redevelopment and Housing Authority that the Chairman or Secretary-Treasurer is authorized to execute a Contract for Services between the City of Newport News and the Newport News Redevelopment and Housing Authority for the HOME investment Partnership program subject to the City Manager's signature, Authority attorney review, approval of the Plan by the U.S. Department of Housing and Urban Development Annual Action Plan for Program Year 2022-2023 and funding availability.

SC

**NEWPORT NEWS REDCEVELOPMENT AND HOUSING AUTHORITY**

**MEMORANDUM**

**DATE:** September 12, 2022  
**TO:** All Members, Board of Commissioners  
**FROM:** Karen R. Wilds, Executive Director *KRW*  
**SUBJECT:** Contract for Services between the NNRHA and City of Newport News for the administration of the Community Development Block Grant Program for 2022-2023

Attached is a resolution authorizing the Executive Director to execute contracts for services between the City of Newport News and the Newport News Redevelopment and Housing Authority for the administration of the Community Development Block Grant (CDBG) for the 2022-2023 fiscal year. The City Council approved the Consolidated Plan for Housing and Community Development and the Annual Action Plan May 24, 2022 and the documents were submitted to the U.S. Department of Housing and Urban Development (HUD).

The Authority administers the CDBG program on behalf of the City of Newport News. The CDBG program is a flexible HUD entitlement program that provides communities with resources to address a wide range of unique community development needs. The City receives annual entitlement grant funds to provide decent, affordable housing, services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses.

One contract outlines specific programs for which the Authority has administrative and program responsibilities. The second contract is for the programs the Authority undertakes as a sub-recipient to the City which include housing rehabilitation, acquisition of real property and commercial loan activities.

The 2022-2023 Annual Action Plan (AAP) budget for CDBG activities consists of \$1,287,677 and expected program income of \$140,000, for a total of \$1,427,677.

In preparation for the 2022-2023 Annual Action Plan update, two public meetings were held by NNRHA's Community Development and City staff. They were held on December 7, 2021 and April 21, 2022. The Annual Action Plan has been submitted to HUD.

Board approval of the attached resolution is recommended in order to continue important community development initiatives in the City of Newport News. The Board's action will allow the Executive Director to carry out the activities outlined in the executed agreements subject to HUD's formal approval.

Attachment

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NEWPORT NEWS  
REDEVELOPMENT AND HOUSING AUTHORITY AUTHORIZING THE EXECUTIVE  
DIRECTOR TO EXECUTE A CONTRACT FOR SERVICES BETWEEN THE CITY OF  
NEWPORT NEWS AND THE NEWPORT NEWS REDEVELOPMENT AND HOUSING  
AUTHORITY TO ADMINISTER THE FISCAL YEAR 2022-2023 COMMUNITY  
DEVELOPMENT BLOCK GRANT PROGRAM**

**WHEREAS**, it is anticipated that the Department of Housing and Urban Development (HUD) will provide the City of Newport News with Community Development Block Grant (CDBG) entitlement funds in the amount of \$1,287,677 for the fiscal year beginning July 1, 2022 to carry out eligible CDBG activities; and

**WHEREAS**, additional funds in the amount of \$140,000 in CDBG estimated program income will be available as part of the CDBG program; and

**WHEREAS**, the City Manager is authorized to execute a contract with the Newport News Redevelopment and Housing Authority to administer the CDBG program as approved for FY 2022-2023 and carry out sub-recipient program activities subject to funding approval by HUD and contract review and approval by the City Attorney; and

**WHEREAS**, the Board's action will allow the Executive Director to carry out the activities outlined in the executed agreements, subject to HUD's formal approval.

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the Newport News Redevelopment and Housing Authority that the Chairman or Executive Director is authorized to execute Contracts for Services between the City of Newport News and the Newport News Redevelopment and Housing Authority for the Community Development Block Grant program subject to the City Manager's signature, Authority attorney review, approval of the U.S. Department of Housing and Urban Development Annual Action Plan for Program Year 2022-2023 and funding availability.



**NEWPORT NEWS REDCEVELOPMENT AND HOUSING AUTHORITY**  
**MEMORANDUM**

**DATE:** September 12, 2022

**TO:** All Members, Board of Commissioners

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

**SUBJECT:** Contract for Services between the Authority and the following nine (9) non-profit agencies: Hampton Roads Community Action Program, Inc., Boys and Girls Clubs of the Virginia Peninsula, Freedom Outreach Center, Inc., LINK of Hampton Roads, Inc., Transitions Family Violence Services, Inc., Peninsula Agency on Aging, Inc., Menchville House Ministries, Inc., House of Refuge Worship Center, and Ketchmore Kids.

Attached is a resolution authorizing the Executive Director to enter into contractual agreements with the above nine (9) non-profit organizations for fiscal year 2022-2023, contingent upon the City Manager's signing of the 2022-2023 Consolidated Housing and Community Development Agreement between the City and the Authority.

Copies of the contracts have been submitted to Mr. Ray Suttle for his review and approval. Adoption of the attached resolution is recommended which will enable the Newport News Redevelopment and Housing Authority to fulfill its Consolidated Plan administrative contractual obligation with the City of Newport News.

Attachments

# 2022-2023 Non-Profit Contract Summary

Sub-recipient	Activity Summary
<p>Hampton Roads Community Action Program Inc.</p> <ul style="list-style-type: none"> <li>– Fair Housing \$7,000</li> <li>– Clean Comfort \$20,000</li> <li>– Housing Counseling \$20,000</li> </ul>	<ol style="list-style-type: none"> <li>1) Fair Housing Counseling and Education, complaint hot-line and resolution</li> <li>2) Supportive services for the homeless (Showers, clean clothing and laundry services, referral services)</li> <li>3) Offer counseling services to assist clients in credit repair and credit management, financial planning and home purchase planning</li> </ol>
<p>Boys &amp; Girls Clubs of the Virginia Peninsula \$66,000</p>	<ol style="list-style-type: none"> <li>a) Safe Children Program – organized group activities lead by adult leaders. A required study and homework period</li> <li>b) Technology Center provides computers to assist with homework</li> <li>c) Life-enhancement and Teen Center Program – Personal and educational development, citizenship and leadership development, cultural enrichment, health and physical education, social recreation and outdoor and environment education for approximately 2500 youth</li> <li>d) Literacy learning to include school subject tutoring, standard of learning, mentoring and arts and crafts</li> <li>e) Community wellness to include physical fitness, organized team sports such as football, basketball, and cheerleading, swimming, game room activities, health education and hygiene, SMART Moves, a prevention Program and SMART Smiles, a conflict resolution Gang Prevention program</li> <li>f) Teen Center Program – meets the needs of the teenagers by providing them a place of their own Mondays through Fridays from 6:00 pm to 9:00 pm. The age range is from 13 to 18 years of age.</li> <li>g) These services will be provided at the Boys and Girls Clubs of the Virginia Peninsula to meet the broad nation objective benefiting low and moderate income persons as a limited clientele activity on a city-wide basis.</li> </ol>
<p>House of Refuge Worship Center \$4,000</p>	<p>Provides the following services in the southeast community:</p> <ol style="list-style-type: none"> <li>a) Accommodate families with more than one child and who have low-to-moderate income, attend their summer camp. The funds will offset the costs of t-shirts, materials and supplies, field trips, games, snacks and meals.</li> <li>b) After school and weekend programs during the year for engaging youth in positive activities</li> </ol>

Freedom Outreach Center \$15,000	<p>Crisis Intervention, Counseling, Hunger, Training, Referrals and Support for a neighborhood outreach center's ongoing activities and service delivery to former inmates or "at risk" young adults to include youth, adults and families</p> <ul style="list-style-type: none"> <li>a) Fatherhood Program</li> <li>b) Former Inmate Assistance</li> <li>c) Families-at-Risk Counseling</li> <li>d) Job Counseling</li> <li>e) Vocational Training</li> <li>f) Drug Intervention and Prevention</li> <li>g) Crime Intervention and Prevention</li> <li>h) Food Assistance Program</li> <li>i) Clothes Giveaways</li> <li>j) Referral Services</li> <li>k) In-Office Volunteer Program</li> <li>l) Drop-In Activities</li> <li>m) Networking with other Agencies</li> <li>n) Emergency/Temporary Shelter Referral</li> <li>o) Broad national Objective: Benefits low and moderate income persons as a limited clientele activity</li> </ul>
Menchville House Ministries, Inc. \$10,000	<ul style="list-style-type: none"> <li>a) Funds will be used to assist with Group Home operating costs</li> <li>b) Provides shelter to approximately 300 adults and children in crisis situations</li> <li>c) Encourages and mentors individuals in becoming independent, capable of caring and providing for themselves and their families without public assistance, and in becoming contributing members of the community.</li> <li>d) Broad national objective: Benefiting low-moderate income persons and a limited clientele on a city-wide basis.</li> </ul>
LINK of Hampton Roads, Inc. \$20,000	<p>Emergency Winter Shelter Program for the Homeless / PORT- People Offering Resources Together</p> <ul style="list-style-type: none"> <li>a) Coordinates with churches participating in the Congregation Program located in the Denbigh and the East End of Newport News to open their facilities for persons who need shelter and food</li> <li>b) Ensure the provision of safe and accessible shelter, toiletries, dinner and breakfast for</li> </ul>

	<p>Approximately five hundred and fifteen (515) persons during the winter months (November-March)</p> <p>c) Broad National objective: benefiting low and moderate income persons as a limited clientele activity on a city-wide basis</p>
<p>Peninsula Agency on Aging \$15,000</p>	<p>a) Funds to assist this non-profit organization with operating funds to provide Meals on Wheels b) Serves approximately 15-20 at-risk seniors living in five (5) Newport News' income-based housing facilities c) Broad National objective benefiting low and moderate persona as a limited clientele activity on a city-wide basis</p>
<p>Transitions Family Violence Services \$40,000</p>	<p>Emergency and short-term shelter/services for victims of domestic violence</p> <p>a) Transitions aids approximately 400 victims of domestic violence, who reside in a 29 bed Emergency Shelter facility</p> <p>b) Transitions provides counseling and or referral services to clients residing in emergency housing to include: Employment, Education, housing, survival Skills any other services as may be appropriate</p> <p>c) The nature of the activity requires the location remain confidential</p> <p>d) Broad National objective: benefit low-to moderate income persons as a limited clientele activity on a city-wide basis</p>
<p>Ketchmore Kids \$4,000</p>	<p>Youth Development- Conflict resolution and violence avoidance strategies, mentoring</p> <p>a) Offer a special class to at risk youth to equip them with violence avoidance strategies</p> <p>b) Mentor young people at risk of offending or re-offending</p> <p>c) Broad National objective: benefit low-to moderate income persons as a limited clientele activity primarily in the southeast community</p>

**A RESOLUTION OF THE NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO CONTRACTS FOR SERVICES WITH HAMPTON ROADS COMMUNITY ACTION PROGRAM, INC., BOYS AND GIRLS CLUBS OF THE VIRGINIA PENINSULA, INC., FREEDOM OUTREACH CENTER, INC., LINK OF HAMPTON ROADS, INC., TRANSITIONS FAMILY VIOLENCE SERVICES, INC., PENINSULA AGENCY ON AGING, INC., MENCHVILLE HOUSE MINISTRIES, INC., HOUSE OF REFUGE WORSHIP CENTER AND KETCHMORE KIDS FOR FISCAL YEAR 2022-2023**

**WHEREAS**, the Newport News Redevelopment and Housing Authority wishes to enter into contractual agreements with the Hampton Roads Community Action Program, Inc., Boys and Girls Clubs of the Virginia Peninsula, Inc., Freedom Outreach Center, Inc., Link of Hampton Roads, Inc., Transitions Family Violence Services, Inc., Peninsula Agency on Aging, Inc., Menchville House Ministries, Inc., House of Refuge Worship Center and Ketchmore Kids; and

**WHEREAS**, on May 24, 2022 the City Council of the City of Newport News approved Community Development Block Grant funding to the above non-profit organizations to assist with projects as identified on the Non-Profit Contract Summary.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Newport News Redevelopment and Housing Authority that the Chairman or Executive Director is hereby authorized to execute contractual agreements between the Authority and (1) Hampton Roads Community Action Program, Inc., (2) Boys and Girls Clubs of the Virginia Peninsula, Inc., (3) Freedom Outreach Center, Inc., (4) LINK of Hampton Roads, Inc., (5) Transitions Family Violence Services, Inc., (6) Peninsula Agency on Aging, Inc., (7) Menchville House Ministries, Inc., (8) House of Refuge Worship Center, and (9) Ketchmore Kids. This action is subject to the City Manager's approval of the contract for services between the City of Newport News and Newport News Redevelopment and Housing Authority for the administration of the Community Development Block Grant program for 2022-2023, Authority attorney review and approval of the U.S. Department of Housing and Urban Development Annual Action Plan for Program Year 2022-2023 and funding availability.



# REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

## SEPTEMBER, 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

NNRHA will submit the 2021-2022 C.A.P.E.R. (Consolidated Annual Performance Evaluation Report) to HUD via the IDIS system prior to the September 30th due date. The Authority and the City of Newport News continue to meet or exceed the performance levels mandated by HUD and tracked through the IDIS system.

#### Total Housing Rehabilitation Activity for Fiscal Year July 1, 2022 – June 30, 2023

	Emergency Repair	Open House	All Programs
Projects Completed	2	0*	2
Projects in Underwriting	4	4	8
Projects Pending Appr	1	0	1
Projects Ongoing	0	1	1
<b>Total</b>	<b>7</b>	<b>5</b>	<b>12</b>

New Housing Rehabilitation Applications for August	Total for July 1, 2022 – June 30, 2023
2	2

### 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, 2022 – June 30-2023				
Program Year 22-23 (Completed)	Denied	Pending Additional Documentation	Current Month (Completed)	Underwriting in Process
1	5	4	1	1

New Housing Rehabilitation Applications for August	Total for July 1, 2022 – June 30, 2023
2	2

## **CAPITAL ACTIVITY**

### **Marshall Courts Phase VII**

Survey work and subsurface utility investigation is progressing. Plans and specifications for the demolition of the 88 units are nearing completion. We anticipate the start of demolition in late May or early June of 2023. Notifications were made to residents in early July advising them of the intent to submit the demolition and disposition of the 88 units.

### **Orcutt Townhomes I**

There are numerous ongoing non-invasive tests and activities required for the RAD conversion. Design proposal has been received and accepted. The contract document is being reviewed. Plans and specifications for the renovations will begin soon. Reservation documents from Virginia Housing are forthcoming. Continued communication from NNRHA staff is being maintained with residents concerning the RAD conversion which will take place later this year or in early 2023.

### **Aqueduct Apartments**

DJG Architects has submitted the initial draft of the Physical Needs Assessment of the apartment complex to identify and prioritize renovation improvements for the property. NNRHA has reviewed the PNA and comments have been returned to DJG to prioritize improvements that need to be addressed. Additional interior and exterior investigations to include subsurface utilities should start soon.

### **Pinecroft Apartments**

DJG Architects has submitted the initial draft of the Physical Needs Assessment for NNRHA staff to review. Recent

improvements at Pinecroft include the replacement of electrical panels to

upgrade electrical service for all apartments

## **CHOICE NEIGHBORHOOD INITIATIVE (CNI)**

Construction is ongoing for the Lift & Rise on Jefferson Avenue. Building I is 76% complete and Building II is 86% complete. The overall project completion is estimated to occur by late October, 2022. Interest in the community continues to grow with over 1,900 people having registered to receive rental applications when available. Abbitt Reality will be working with the development team to market the on-site retail space.

NNRHA is working with the City to establish dates for the following CNI events and tours: Ridley Groundbreaking, The Lift & Rise on Jefferson Ribbon Cutting, and The Lift & Rise on Jefferson Tour for former Ridley residents.

Planning and design of the Phase Two development on the Ridley site is nearing completion. The development plans have been forwarded to HUD for review and NNRHA is awaiting final comments. Construction will start with a ground breaking ceremony in the fall of 2022.

Finances for the on-site development are being finalized. Currently, NNRHA is awaiting a response from DHCD regarding the status of its application to the Governor's Discretionary Bond Allocation pool. A large health-care entity has expressed interest in providing financing for the project. A financial closing is scheduled for September 2022.

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



Urban Strategies, Inc. (USI) continues to conduct outreach to Ridley residents, as well as complete needs assessments for each household. Once the assessments are completed, USI will use the data gathered to revise the People Plan. This plan, which will detail initiatives and goals for the next three years, will be submitted to HUD for approval in the fall.

During the month of August, USI held resident and partner meetings and hosted a Back-to-School event for former Ridley residents.

### PUBLIC AND ASSISTED HOUSING OCCUPANCY REPORT *Total Waiting List Applications:*

Public Housing		268
Approved/Eligible	38	
Pending	230	
Section 8		283
Approved/Eligible	73	
Pending	210	

The pending numbers for the Public Housing Program (230) and the Housing Choice Voucher Program (210) 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 August***

Public Housing Program	8
Housing Choice Voucher	18
Mod-Rehab (SRO)	2
<b>Total</b>	<b>28</b>

#### ***Occupancy Statistics:***

Public Housing Program (of 839 units)	97%
Section 8 Program (2,880)	95.3%
Warwick SRO (of 88 units)	99%

Avg. # of Leasing Days (Public Housing)    16

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

1. Public Housing	\$343.
2. Housing Choice Voucher	\$308.
3. Warwick SRO	\$218.

Lease Rate –August, 2022                      95.3%

Cumulative Percentage of Section 8  
Budget Authority Utilized August, 2022    98.6%

#### **FAMILY INVESTMENT CENTER (FIC) ACTIVITIES**

EMPLOYED F.I.C. PARTICIPANTS August 2022 (since 1995)	
Aqueduct	123
Ashe Manor	0
Brighton	46
Cypress	24
Dickerson	185
Harbor Homes	126
Lassiter	95
Marshall	170
Orcutt	28
Orcutt TH	10
Oyster Point	23
Pinecroft	7
Ridley	383
Section 8	72
Spratley	2
<b>Total</b>	<b>1,294</b>

#### **FAMILY SELF-SUFFICIENCY (FSS) UPDATE**

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

Housing Choice Voucher Families/FSS	69
Public Housing Families/FSS:	56
HCV Homeownership:	66
<b>Total</b>	<b>191</b>

## **NEW HOMEOWNER**

An HCV-Voucher participant purchased a single-family home located 711 21<sup>st</sup> Street in Newport News. The total cost of the home was \$243,660.

## **COMMUNITY RESOURCES** **Resident Relations**



**Janaria Anne Lickey**  
**NNRHA 2022 Scholarship Recipient**

Janaria Lickey, a Lassiter Courts resident and the 2022 Kinder Morgan scholarship recipient, graduated from the University of Virginia on May 22, 2022. She acquired her Bachelors of Science degree in Education with honors. She has been accepted into the Master's program at the University of Virginia in Charlottesville to continue her studies in the Communication Science program to receive clinical training towards her career goal of becoming a Speech Language Pathologist.



## COMMUNITY RESOURCES • Resident Relations • Senior Residents

### Fire & Fall Safety - Newport News Fire Department (NNFD)



Public educators with the NNFD provided valuable fire and fall safety to participating residents at senior buildings. Approximately 45 residents in all participated. Educators presented at Ashe Manor on August 8<sup>th</sup>, Pinecroft on August 11<sup>th</sup> and Spratley on August 24<sup>th</sup>. They provided information on fall prevention strategies, how to prevent and extinguish fires, how to escape in an emergency and much more. They also encouraged participants to enroll in the Rapid SOS program. In an emergency, first responders will already have critical health information on file about the Rapid SOS enrollee that could help save their life.

Participants enjoyed a fun game of Fire & Fall Safety Jeopardy (with little prizes) that was played during the program to test participant's knowledge.

### Pinecroft Apartment Residents are Busy

Yvonne Newsome and friends provided a bountiful feast for residents on Aug. 15<sup>th</sup>. Ms. Newsome had family at Pinecroft and has been a longtime supporter the residents. She spends quality time with the residents when she is here and periodically sponsors fun activities. Residents love her visits.





"Brothers for Unity" is a group of residents at Pinecroft that sponsors coffee and donuts every Thursday. This month they also sponsored a fellowship for residents on August 23, 2022.



### **Ashe Manor, Spratley and Pinecroft Events**

These communities continue to enjoy our faithful community partners (Jencare and Ken Hodge) coming to their communities and engaging with the residents. Jencare's musical bingo games have been a real hit lately at all three communities (8/4, 8/11, 8/24). This version of the game is lively, increases socialization and engages different areas of the brain. Ken Hodge sponsored traditional bingo games at each community as well (8/23, 8/24, 8/31).





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

<b>Property</b>	<b>Occupancy Rate</b>	<b>Approved/Eligible</b>	<b>Pending</b>	<b>Total</b>
Orcutt Townhomes III	97%	1	11	12
Cypress Terrace	93%	8	52	60
Oyster Point/Brighton	98%	8	71	79
Great Oak	96%	103	217	320
Lofts on Jefferson	93%	0	4	4
Jefferson Brookville	98%	1	9	10
Lassiter Courts	95%	9	151	166

**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 August, 2022.

<b>Participants:</b>	<b>Public Housing</b>	<b>Housing Choice Voucher</b>	<b>Total</b>
<b>Total</b> number in FSS Program	20	92	<b>112</b>
Employed	9	64	<b>73</b>
Currently not working	6	25	<b>31</b>
Attending Thomas Nelson Comm. College	0	2	<b>2</b>
Enrolled in other Training Program	4	0	<b>4</b>
Employed and going to school	1	1	<b>2</b>
Participants with escrow accounts	7	43	<b>50</b>

**NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY**  
**2022 Housing Choice and Mainstream Voucher Program Utilization Report - Actual**  
**For the Year Ending December 31, 2022**

CY Housing Choice 2022 Annual Budget Authority													\$ 22,729,817		Final budget: 100% proration	
Additional Warwick SRO - RAD2													681,725			
Housing Choice Voucher Funding													\$ 23,411,542			
Mainstream Voucher Program Funding													\$ 798,207		Final - 100%	
Emergency Housing Voucher Program Funding													\$ 247,896		Final - 100%	
HCV Units													2491			
VASH units													54			
CNI tenant protection													247			
Warwick SRO - RAD2													88			
Baseline HCV count													2880			
Mainstream Vouchers													141			
Emergency Housing Vouchers													32			
Total Vouchers													3053			
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		Fraud Recovery	Other Sources Of Funds	NNRHA Held Reserve Balance	HUD Held Reserve Balance			
								From HUD	FSS Forfeitures							
January	HCV	2744	95.3%	\$ 1,925,091.00	\$ 701.56	\$ (37,310.00)	98.1%	\$1,962,401.00	\$	\$	\$ -	(57,813.19)	2,510,593.39			
	MS	107	75.9%	\$ 71,329.00	\$ 666.63	\$ 4,784.00	107.2%	\$66,545.00			\$ -	(20,503.19)	2,465,818.31			
	EHV	3	9.4%	\$ 1,777.00	\$ 592.33	\$ 1,777.00	0.0%	-			\$ -	131,662.00	157,752.00			
February	HCV	2752	95.6%	\$ 1,970,085.00	\$ 715.87	\$ 4,162.00	100.2%	\$1,965,923.00	\$ 1,992.00	\$	\$ 1,992.00	(22,673.19)	2,417,521.22			
	MS	107	75.9%	\$ 70,106.00	\$ 655.20	\$ (1,900.00)	97.4%	\$72,006.00			\$	127,023.00	-			
	EHV	6	18.8%	\$ 4,639.00	\$ 773.17	\$ 4,639.00	0.0%	-			\$	(36,990.19)	2,358,733.14			
March	HCV	2764	96.0%	\$ 1,991,407.00	\$ 720.48	\$ 14,993.00	100.8%	\$1,976,414.00	\$ 676.00	\$	\$ 676.00	121,570.00	-			
	MS	110	78.0%	\$ 73,748.00	\$ 670.44	\$ 1,088.00	101.5%	\$72,660.00			\$	(48,693.19)	2,441,154.06			
	EHV	7	21.9%	\$ 5,453.00	\$ 779.00	\$ 5,453.00	0.0%	-			\$	115,104.00	-			
April	HCV	2770	96.2%	\$ 1,988,117.00	\$ 717.73	\$ 11,703.00	100.6%	\$1,976,414.00	\$	\$	\$ -	(7,897.19)	2,433,151.97			
	MS	112	79.4%	\$ 75,666.00	\$ 675.59	\$ 3,006.00	104.1%	\$72,660.00			\$	104,507.00	-			
	EHV	8	25.0%	\$ 6,466.00	\$ 808.25	\$ 6,466.00	0.0%	-			\$	60,948.81	2,314,468.39			
May	HCV	2754	95.6%	\$ 1,984,097.00	\$ 720.44	\$ (40,796.00)	98.0%	\$2,024,893.00	\$	\$	\$ -	92,621.00	-			
	MS	112	79.4%	\$ 77,304.00	\$ 690.21	\$ (174,989.00)	30.6%	\$252,293.00			\$	132,983.81	2,175,818.81			
	EHV	11	34.4%	\$ 10,597.00	\$ 963.36	\$ 10,597.00	0.0%	-			\$	79,991.00	-			
June	HCV	2755	95.7%	\$ 1,982,650.00	\$ 719.66	\$ (68,846.00)	96.6%	\$2,051,496.00	\$	\$	\$ -	171,183.81	2,018,777.23			
	MS	112	79.4%	\$ 76,281.00	\$ 681.08	\$ 4,773.00	106.7%	\$71,508.00			\$	64,777.00	-			
	EHV	14	43.8%	\$ 11,886.00	\$ 849.00	\$ 11,886.00	0.0%	-			\$	2,175,818.81	-			
July	HCV	2754	95.6%	\$ 1,999,427.00	\$ 726.01	\$ (72,035.00)	96.5%	\$2,071,462.00	\$	\$	\$ -	132,983.81	2,175,818.81			
	MS	111	78.7%	\$ 76,615.00	\$ 690.23	\$ (564.00)	99.3%	\$77,179.00			\$	79,991.00	-			
	EHV	15	46.9%	\$ 12,630.00	\$ 842.00	\$ 12,630.00	0.0%	-			\$	171,183.81	2,018,777.23			
August	HCV	2744	95.3%	\$ 2,051,654.00	\$ 747.69	\$ (38,200.00)	98.2%	\$2,089,854.00	\$	\$	\$ -	64,777.00	-			
	MS	111	78.7%	\$ 78,407.00	\$ 706.37	\$ 1,228.00	101.6%	\$77,179.00			\$	2,175,818.81	-			
	EHV	16	50.0%	\$ 15,214.00	\$ 950.88	\$ 15,214.00	0.0%	-			\$	2,018,777.23	-			
													\$ 16,880,887.00		Final - 100%	
													\$ 2,668.00			

**ITEM NO. 7**

**Closed Session**



DR WALLACE-DAVIS:

I move the Board enter into a Closed Session for the purposes of:

Discussion of the Authority's Legal Services Contract which is consistent with Virginia Code 2.2-3711 (A) (29).



**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 September 20, 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:

\* \* \* \*



**MR PENROSE READ:**

Ask for a motion to certify that:

1. Only public business matters lawfully exempted from open meeting requirements by Virginia Law and only those matters as identified in the motion were discussed in the closed meeting today adhering to the Virginia Freedom of Information Act.

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