

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

**February 16, 2021
8:30 a.m.
227-27th Street, Newport News**

1. Pledge of Allegiance to the Flag of the United States of America
2. Roll Call
3. Consider approval of minutes of regular meeting, January 19, 2021.
4. Communications
5. New Business
 - a. Presentation from WRT on the Ridley Site
 - b. Consider a Resolution approving Project Based Vouchers for Grande Oak Apartments and Blaine Landing Apartments
 - c. Consider a Resolution approving the sale of Real Property located at 834 24th St and 2608 Oak Avenue
 - d. Consider a Resolution approving the sale of Real Property located at 636 28th St
 - e. Consider a Resolution authorizing execution of closing documents related to the conversion of the Spratley House Project via the Rental Assistance Demonstration Program (RAD) and execution of related documents via Low Income Housing Tax Credit (LIHTC)
 - f. Consider a Resolution authorizing the acquisition of property from Youth Challenge
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
January 19, 2021**

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

Chairman Hunter stated: "This meeting is being conducted telephonically and electronically pursuant to section 2.2-3708.2(A)(3) of the code of Virginia and executive order dated March 12, 2020 issued by Governor Northam declaring a state of emergency and Attorney General Herring's opinion letter dated March 20, 2020, and with guidance provided by legal counsel. It has been determined that the catastrophic nature of the declared emergency makes it impracticable or unsafe to assemble a quorum in a single location and the purpose of the meeting is to address the emergency and the continuity of the agency functions. More importantly, based on what we know now about the Coronavirus pandemic and prudent precautions as a result thereof, it is being conducted in a way to provide the maximum amount of protection to our Commissioners, staff, residents and the public." He apologized for any inconvenience to anyone, and asked for understanding and compliance.

**Pledge of
Allegiance**

Chairman Hunter 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: -

Gary B. Hunter – from NNRHA Board Room
Kenneth Penrose – from NNRHA Board Room
Josephine Clark – from NNRHA Board Room
Lisa Wallace-Davis – via Zoom
William Black – from NNRHA Board Room
George Knight – via Zoom

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

Sandra Powell – from NNRHA office via Zoom
Deputy, Executive Director

Carl V. Williamson – from NNRHA office via Zoom
Director of Housing

Valarie Ellis, Director – from NNRHA office via Zoom
Administrative Services

Lisa Dessoify, Director – from NNRHA office via Zoom
Finance

David Staley, Director – from NNRHA office via Zoom
Community Development

Teresa Bennett – from NNRHA Board Room
Executive Assistant

Justin Orie – from NNRHA Board Room
NNRHA IT Department

Tricia Wilson
City of Newport News, Department of Development

William Nusbaum – via Zoom
Attorney, Williams Mullen

**Approval of
Minutes, December
15, 2020**

Commissioner Clark moved that the minutes of the meeting of the Board of Commissioners held on December 15, 2020 be approved as presented. The motion was seconded by Commissioner Penrose and passed with a unanimous vote.

Election of Officers

Commissioner Black made a motion to nominate Kenneth Penrose, Jr. to the position of Chairman. The motion was seconded by Commissioner Clark.

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

Chairman Hunter asked if there were any other nominations for Chairman. There being none, Commissioner Penrose made a motion to close the nominations for Chairman. The motion was seconded by Commissioner Black and passed with a unanimous vote.

Commissioner Black made a motion to elect Kenneth Penrose, Jr. to the position of Chairman. The motion was seconded by Commissioner Clark and passed with a unanimous vote.

Commissioner Penrose made a motion to nominate Lisa Wallace-Davis to the position of Vice-Chairman. The motion was seconded by Commissioner Clark.

Chairman Hunter asked if there were any other nominations for Vice-Chairman. There being none, Commissioner Clark made a motion to close the nominations for Vice-Chairman. The motion was seconded by Commissioner Penrose and passed with a unanimous vote.

Commissioner Penrose made a motion to elect Lisa Wallace-Davis to the position of Vice-Chairman. The motion was seconded by Commissioner Clark and passed with a unanimous vote.

**Re-Affirmation of
Appointments,
Secretary-Treasurer
and Assistant
Secretary-Treasurer**

Commissioner Penrose made a motion to re-affirm the appointment of Karen R. Wilds as Secretary-Treasurer and Teresa G. Bennett as Assistant Secretary-Treasurer. The motion was seconded by Commissioner Clark and passed with a unanimous vote.

Communications

The following communications were provided to the Board and reviewed by the Executive Director. 1) A letter of dated December 28, 2020 and January 5, 2021 from the U.S. Department of Housing and Urban Development allocating the last of the Section 8 Housing Choice Vouchers for the Choice Neighborhoods replacement housing for Ridley Residents. Ms. Wilds stated that the goal is to have all of the remaining residents moved by April, 2021.

New Business

**The Board of
Commissioners of the
Newport News
Redevelopment and
Housing Authority
Authorizing the
Implementation of
Waivers authorized by
the U.S. Department of
Housing and Urban
Development**

The Board had been provided copies of a resolution authorizing the U.S. Department of Housing and Urban Development (HUD) COVID-19 Waivers. Ms. Wilds stated the Coronavirus Aid, Relief and Economic Security Act (CARES) provided HUD with broad statutory and regulatory waivers to assist local Housing Authorities to better operate and provide housing services to our clients given the constraints of quarantine and stay at home orders. HUD issued guidance in PIH notice 2020-05 on April 10, 2020. The notice established waivers for the operation of Public Housing and Housing Choice Voucher programs. The Board adopted the waivers on April 21, 2020. HUD has issued a new guidance in PIH Notice 2020-33 extending and adding new waivers for several programs.

Commissioner Clark 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 Carrier
Point Commercial
Partners, LLC
creating
Condominium and
NNRHA Loan**

The Board had been provided copies of a resolution authorizing the creation of the Condominium unit and a loan to the Carrier Point Commercial Partners, LLC. Resources of the loan will come from the City of Newport News and the HOME program. This is the commercial entity that will be on the first floor as well as the common area.

Commissioner Clark 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 Choice
Neighborhood I LLC**

The Board had been provided copies of a resolution authorizing the creation of the condominium unit and a loan to the Choice Neighborhood I LLC. Resources of the loan will come from the City of Newport News, the Choice Neighborhood Grant and the HOME program. This will be located at the 2800 block of Jefferson Avenue.

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

**creating
Condominium and
NNRHA Loan**

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 Choice
Neighborhood II LLC
creating
Condominium and
NNRHA Loan**

The Board had been provided copies of a resolution authorizing the creation of the condominium unit and a loan to the Choice Neighborhood II LLC. Resources of the loan will come from the City of Newport News, the Choice Neighborhood Grant and the HOME program. This will be located at the 2700 block of Jefferson Avenue.

Commissioner Black made a motion to approve the resolution. Commissioner Clark 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 January, 2021 had been provided to the Commissioners. A copy of the subject report is on file in the office of the Executive Director.

Mr. Williamson reported several organizations along with the families of Congressman Bobby Scott, Mayor Price and Delegate Price donated gifts to families and seniors during the holidays. The Newport News Fire Department donated PPE gift bags to our senior and disabled residents in our senior properties.

Ms. Dessoffy reported the Housing Choice and Mainstream Voucher programs operate on a calendar year. Based on the report the Authority paid approximately \$21M payments to landlords for rent and utility reimbursement to the tenants and we received approximately \$21.5M from HUD to operate the program. The auditors finished the field work, this past week, for the Housing Authorities fiscal year audit period ending June 30, 2020. We hope to have the report submitted to HUD, the end of February.

Ms. Ellis reported the Housing Authority purchased PPE for our Senior Citizens. We hope to have them distributed by the end of this week.

Mr. Staley reported the Five-Year Consolidated Housing and Community Development Plan for FY 2020-2024 is under review by HUD for final approval. Planning of the 2nd year Annual Action Plan is underway. Three properties have been transferred to Habitat for Humanity for development and are under various stages of development. IndieDwell Container Housing, which will be located at 644 42nd Street, the architect has submitted foundation and roof design specifications to IndieDwell to incorporate in the final building plans for submission to the City for approval. We anticipate beginning renovations on Spratley House in March through the Rental Assistance Demonstration program.

The Board was provided with the Annual Activity Report for 2020 that is presented to the Newport News City Council. Ms. Wilds stated that we provide this report to the City Council on a yearly basis that explains the activity that has taken place with the Housing Authority throughout the year. Ms. Wilds stated that even with the challenges of COVID the staff have really stepped up and have not missed a beat. From the report the Board was able to see all of the activities related to CNI as well as the staff and Administrative Services has been providing a lot of support to our employees related to having to work remotely. Our Housing Operations having been working hard to provide support to our residents. As mentioned, we are moving forward with our Spratley House project. Ms. Wilds thanked all of the Directors for their hard work and dedication with the challenges that we have had over the past year.

**The Board of
Commissioners of
the Newport News
Redevelopment and
Housing Authority
authorizing the
Issuance of its
Multifamily Note for
the Benefit of Choice
Neighborhood II LLC,
and the Execution
and Delivery of
Related Documents**

The Board had been provided copies of a resolution approving issuance of Multifamily Housing Revenue bonds for Carrier Point II Apartments undertaken by Choice Neighborhood II, LLC. William Nusbaum was in attendance via Zoom and presented on behalf of Williams Mullen. Mr. Nusbaum stated that we just received our new bond allocation from VHCD this morning. We have received the new bond allocation from Virginia Department of Housing and Community Development in the amount of \$7M. The resolution authorizes the final approval action for the issuance of multifamily housing revenue bonds in the amount not to exceed \$7M.

Commissioner Penrose 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.

**Minutes of a Meeting of the
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January 19, 2021**

Closed Session

Commissioner Penrose made a motion to go into closed session for discussion related to real estate consistent with Virginia Code 2.2-3711 (A) (3) and a personnel matter related to the performance evaluation of the Executive Director consistent with Virginia Code 2.2-3711 (A) (1). The motion was seconded by Ms. Clark.

Coming out of closed session a motion was made by Commissioner Black certifying 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. The motion was seconded by Commissioner Clark in accordance with Virginia law, 2.2-3711 (A) (1) and 2.2-3711 (A) (3). The resolution is attached to and made a part of these minutes.

Other Business

Adjournment

There being no other business to come before the Board, the Chairman adjourned the meeting at 9:39 a.m.



Secretary-Treasurer