NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING

November 17, 2026
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, October 20, 2026

4. Communications

5. New Business

   a. Consider a Resolution Authorizing the Choice Neighborhood IV-R Sponsor Loan Modification and Omnibus Amendment

   b. Consider a Resolution Approving the Central Office Cost Center and Public Housing Operating Budgets for CY- 2027 and Authorizing the Chairman to sign HUD Form 52574

6. Report to the Board

7. Closed session in accordance with the Virginia Freedom of Information Act, Code of Virginia, Section 2.2-3711 A (1)

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
October 20, 2026

Having duly given public notice, the Board of Commissioners of the Newport News Redevelopment and Housing Authority met at 227 27th Street, in the City of Newport News, Virginia, at 8:31 a.m. on Tuesday, September 15, 2026.

Pledge of Allegiance

Mr. Holloman 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 Chair, Mr. Holloman, and those present were as follows:

Commissioners present: -

Thaddeus Holloman
Alonzo Bell, Jr.
William Black
Barbara Holley
Dr. Helmuth Trieshmann

Also present:

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

Lysandra M. Shaw
Executive Director

Ronald Jackson
Deputy Executive Director

Felicia Simmons, Director
Administrative Services

Kayonia M. Betts
Executive Assistant

Tricia Wilson
City of Newport News Via Teams

LaWanda Carter
R.E.D. Academy

Justin Orie
NNRHA IT Department

Approval of Minutes
September 15, 2026

Commissioner Bell moved that the minutes of the regular meeting of the Board of Commissioners held on September 15, 2026, be approved. The motion was seconded by Commissioner Black and passed with a unanimous vote.

Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
October 20, 2026

New Business

The Board of Commissioners of the Newport News Redevelopment and Housing Authority Authorizing the Executive Director to Execute a Subordination, Standstill Agreement and Related Documents in Connection with the Refinancing and Rehabilitation of James River Flats

The Board was provided copies of a resolution authorizing the Executive Director to execute a Subordination and Standstill Agreement and related documents in connection with the refinancing and rehabilitation of the James River Flats.

In 2013, the Newport News Redevelopment and Housing Authority issued $6,725,000 in multifamily housing bonds for James River Flats, a 100-unit development, and recorded a Declaration of Restrictive Covenants to ensure affordable housing. The project owner, Standard James River Owner, a Delaware limited partnership, plans to pay off the existing bonds and obtain new financing for renovations, with similar affordability restrictions.

Board approval of this resolution is recommended.

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

Report to the Board

Mr. Jackson reported that HUD accepted the 2026–2027 Annual Action Plan. The applicable agreements still require execution by the NNRHA Executive Director and City Manager. Once completed, the City and NNRHA can administer the approved CDBG and HOME activities.

Staff are compiling information for the annual CAPER, which reports on the Annual Action Plan's progress.

The SPARC Program helps eligible homebuyers using Virginia Housing loans by reducing their mortgage interest rate by 1%. NNRHA met its FY2025 grant objectives, fully expended all awarded funds, and the grant has been officially closed. Virginia Housing plans to release the FY2026 application this fall to continue strengthening the program and expanding homeownership opportunities across the Commonwealth. NNRHA values its partnership with Virginia Housing and looks forward to the next funding cycle.

The Down Payment Assistance (DPA) Program pipeline includes 27 applicants, consisting of 3 completed transactions, 9 approved applicants, 4 currently in underwriting, 9 determined ineligible, and 2 withdrawn applications.

Residential Rehabilitation Program activity for September included 71 active cases, with 13 projects completed, 25 ineligible, and 4 new applicants received during the month. Year-to-date, 60 applications have been processed, and 15 rehabilitation projects have been completed.

On October 1, NNRHA personnel participated in the "Unlocking Homeownership: VA Grant and Assistance Panel" at the Mayara E. Oberndorf Central Library in Virginia Beach. The event brought together regional housing leaders to provide prospective homebuyers with information on homeownership resources and down-payment assistance programs while strengthening partnerships throughout Hampton Roads.

The Marshall-Ridley Facade Improvement Program also continues to demonstrate strong performance. Across two funding rounds, 163 applications have been received, resulting in 105 completed projects with 43 applications deemed ineligible. Program expenditures total nearly $2.1 million, with $40,253.30 remaining available for future activities.

The NNRHA Executive Team held a virtual meeting with AH Forward on September 28, 2026, to review recommendations for NNRHA's Strategic Repositioning Plan. AH Forward recommended transitioning the portfolio to long-term Section 8 Project-Based Vouchers through the Rental Assistance Demonstration (RAD), Section 18, or a combination of both programs. This approach could help preserve affordable housing, strengthen long-term funding, reduce administrative burdens, and provide access to additional financing. AH Forward will present detailed financial projections, conversion options, and related considerations to the Board at a future in-person presentation, which will be scheduled soon.

Ms. Shaw clarified that redevelopment, and repositioning projects are typically financed through a combination of funding sources rather than relying solely on the Capital Fund Program. Financing may include tax credits, and other available funding mechanisms.

AH Forward drafted a Request for Proposals (RFP) for a Capital Needs Assessment (CNA). The CNA will provide verified information on physical conditions, costs, environmental requirements, and HUD compliance to help refine financial projections, structure financing, and establish the sequence of conversions. Procurement staff and AH Forward are refining the RFP and determining a timeframe for its release.

Cypress Terrace has made substantial progress toward restoring HUD compliance. All recertifications are current and move-ins have resumed. Du & Associates is working with staff in order to achieve 90% TRACS compliance and complete the applicable rent adjustments before submitting outstanding vouchers.

Marshall Courts Phase VII demolition closeout is in the final stages of completion. Phase II facade work is scheduled for completion in January 2027 with gutter repairs scheduled to continue through March 2027.

Aqueduct Apartments' Safety Improvement Project is approximately 90% complete. Ongoing work includes stair tread improvements, painting, and related common-area repairs.

At Ashe Manor Apartments, delivery of trash compactor, bins and chiller equipment are scheduled to arrive in late October. This improvement will improve waste flow, temperature control, system stability, reliability, and overall performance.

At Pinecroft Apartments, hallway and stairway painting is scheduled for completion in January 2027, with additional painting work targeted for early January 2027. Together, these projects address identified maintenance needs and support overall property improvements.

Ms. Lockley reported the NNRHA Controlled Multi-Family Properties Waitlist data as follows: There are 2202 Public Housing applications, 62 of which are approved leaving 1960 pending applications. The Housing Choice Voucher program has 3870 applications, of which 106 were approved with 3764 pending. During the month of September, the Public Housing program housed 7 new applicants. The Housing Choice Voucher Program housed 6 new applicants and MOD-Rehab (SRO) housed 0 new applicants for a total of 13 new applicants housed. The Public Housing program is currently occupied at 96%, and the Housing Choice Voucher program is currently at 88%. The MOD Rehab Program, which includes Warwick SRO, is 98% occupied. All of the apartment affordable housing communities are occupied at 88% on average.

The Community Resources team partnered with the Peninsula Regional Education Program to provide adult computer training at Marshall Courts Apartments. Additional resident activities included a bingo activity in partnership with Peace of Mind Benefits, a movie day with Odyssey Community Services, and financial literacy programming with HRCAP. At Aqueduct Apartments, the team partnered with SNAP and Employment Services to provide residents with employment, training, and educational resources. The team also partnered with the Peninsula Agency on Aging to provide a Legal Aid Workshop for Pinecroft Apartment residents.

Mr. Jackson reported that the Housing Choice Voucher Program assisted 2,534 households, utilizing approximately 85% of authorized vouchers. September housing assistance payments totaled approximately $2.6 million, representing a 9.3% increase since January with an average monthly assistance payment of approximately $1,030 per household. Mr. Jackson reported that rising rental costs have contributed to a projected funding shortfall and that NNRHA will work with HUD to pursue available shortfall funding. Cost-saving measures have been implemented, including limiting the absorption of incoming portable vouchers, as such measures may be required to qualify for additional funding.

Ms. Simmons provided an update on the elevator modernization project, reporting that Metro Elevator verified weight tolerances and began procuring the materials and components necessary to complete the work with completion anticipated in December 2026. Administrative Services also implemented an electronic contract repository using Microsoft SharePoint to centralize procurement and contract documentation, improve authorized access, reduce reliance on paper records, and strengthen document retention and transparency. Procurement updates included

contract awards for Marshall Courts Phases 3–5 repairs and painting for approximately $360,000; Pinecroft hallway and stairway painting; Pinecroft exterior washing and painting for $224,500; and Marshall Courts roof overlay, fascia, and gutter repairs for approximately $998,321. Contracts were also awarded for vacant-unit cleaning services, while bids for pest control services and proposals for CDBG and HOME program administration remained under review. BDO USA was awarded the Financial Operations, Internal Controls, and Risk Assessment Review contract for approximately $66,002.

Ms. Shaw reported that Congress extended the Choice Neighborhoods Initiative (CNI) funding period through September 2027. Continued progress across the CNI redevelopment phases, with Lift & Rise I fully occupied, Lift & Rise II at 94% occupancy, and Legacy Landing Phase III nearing full occupancy. CNI Phase IV construction is complete and undergoing final punch-list work, while infrastructure is 99% complete and both the Wellness Trail and retail components are complete. Vertical construction is underway for Phase V along Washington Avenue between 28th and 29th Streets with substantial completion projected for October 18, 2027.

Urban Strategies continues to provide supportive services to Marshall-Ridley families and will assist with the transition from CNI-supported services to regular City services during the sustainability period. Ms. Shaw also advised that a more comprehensive CNI progress presentation, including visuals, is planned for the next Board update.

No Closed Session

Other Business

Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
October 20, 2026

Adjournment

There being no other business to come before the Board, the Chairman adjourned the meeting at 9:08 a.m.

_____
Secretary-Treasurer

ITEM NO. 4

No Communications

ITEM NUMBER 5

New Business

a. Consider a Resolution Authorizing the Choice Neighborhood IV-R Sponsor Loan Modification and Omnibus Amendment

b. Consider a Resolution Approving the Central Office Cost Center and Public Housing Operating Budgets for CY- 2027 and Authorizing the Chairman to sign HUD Form 52574

5A

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

MEMORANDUM

DATE: November 17, 2026

TO: NNRHA Board of Commissioners

FROM: Lysandra M. Shaw, Executive Director

SUBJECT: Resolution of Board of Commissioners Authorizing Execution of Choice Neighborhood IV-R Loan Modification Documents

The Newport News Redevelopment and Housing Authority was awarded an additional $300,000 via a Virginia Housing pass-through grant administered by the Hampton Roads Planning District Commission. As a result, the Project Owner, Choice Neighborhood IV-R requested a $300,000 increase in the Sponsor Loan principal while retaining the original payment terms. NNRHA agreed to increase the principal balance by $300,000 dollars, resulting in a total principal amount of $11,465,700.

NNRHA is the lender under the original Sponsor Loan for this phase, which had a principal amount of $11,165,400. Sponsor loans to the project consist of grants and loans received from other entities awarded directly to NNRHA. NNRHA, in turn, loans the funds to the project. The borrower, Choice Neighborhood IV-R, LLC, owns the property on which the Marshall Ridley Choice Neighborhoods Initiative IV project was constructed.

This resolution authorizes NNRHA's Executive Director or Chair to execute amendments, modifications, and related agreements needed to implement the loan increase.

Approval is recommended.

RESOLUTION

Choice Neighborhood IV-R, LLC
Modification to Sponsor Loan

WHEREAS, Newport News Redevelopment and Housing Authority ("**NNRHA**") is the lender of loan funds in the original principal amount of $11,165,400 (the "Sponsor Loan") to **Choice Neighborhood IV-R LLC**, a Virginia limited liability company (the "**Project Owner**"), which owns real property located in the City of Newport News in the Commonwealth of Virginia (the "**Property**"), upon which Project Owner has constructed an eighty-four (84) unit mixed-income residential housing project known as "Marshall Ridley Choice Neighborhoods Initiative IV" (the "**Project**"); and

WHEREAS, in connection with the Project Owner's extension and conversion to permanent financing with senior lenders, Project Owner had requested that the principal amount of the sponsor Loan be increased by $300,000 to a total principal amount of $11,465,700 at the original payment terms; and

WHEREAS, NNRHA has agreed to modify the Sponsor Loan to increase the principal balance by $300,000 for a total principal balance of $11,465,700; and

WHEREAS, NNRHA desires to authorize its Executive Director or Chair to sign and execute on behalf of NNRHA certain agreements and documents in connection with the modification of the Sponsor Loan.

NOW, THEREFORE, the foregoing recitals are hereby incorporated by reference and it is hereby,

RESOLVED, that the Executive Director or Chair is authorized, empowered and directed to execute any amendments, modifications and other agreements to include, but not be limited to, an Amendment to Project Loan Agreement, an Allonge to the Note, and Modification to Deed of Trust and Assignment of Rents and Leases (the "Modification Documents") to increase the principal amount by $300,000 to a total of $11,465,700 on the same payment terms; and

FURTHER RESOLVED, that the Executive Director or Chair of NNRHA may sign and deliver on behalf of NNRHA any and all documents necessary in connection with the modification to the Sponsor Loan; and

FURTHER RESOLVED, that all actions heretofore taken on behalf of NNRHA in connection with the matters described herein are hereby ratified and approved; and

FURTHER RESOLVED, that the Executive Director or Chair is authorized and directed to take any and all such actions set forth in this Resolution, and to execute, in the name and on behalf of NNRHA, such documents authorized by this Resolution.

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NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

MEMORANDUM

DATE: November 17, 2026

TO: NNRHA Board of Commissioners

FROM: Lysandra M. Shaw, Executive Director

SUBJECT: Public Housing and COCC Budgets for Calendar Year 2027

Attached for your review and approval are the Public Housing operating budget and the Central Office Cost Center (COCC) annual budget for calendar year 2027. The first section summarizes the Public Housing budget for Marshall Courts, Aqueduct, Pinecroft, and Ashe Manor. The second section reviews the COCC budget, including fee revenue, operating costs, and projected cash flow.

PUBLIC HOUSING FY2027 OPERATING BUDGET

REVENUE

Projected total Public Housing revenue for CY 2027 is $7,739,750, an increase of $393,173, or 5.4%, over CY 2026. Net operating subsidy of $4,535,194 continues to make up the majority of revenue. Subsidy eligibility is $297,865 above the prior year, partly reduced by the estimated proration adjustment.

OPERATING COSTS

Total estimated operating expense for the Public Housing properties is $6,746,964, which is $106,598 below the CY 2026 budget, a 1.6% change. Administrative expense is $44,323 lower, primarily due to reduced salary allocations, partly offset by management fees and other operating costs. Tenant Services are $38,849 lower as the removal of Neighborhood Network Lab costs more than offsets FSS escrow and resident-service activities.

Utility expense is projected at $2,000,124, $18,876 below CY 2026. Lower sanitation and water budgets offset higher electricity costs. Management will continue to monitor electricity, water, sanitation, sewer, and stormwater charges because these services remain subject to usage and rate pressures.

Maintenance expenditures total $1,452,667, an increase of $44,031, or 3.1%. Higher costs for building, grounds, plumbing, electrical, HVAC, and other maintenance contracts outweigh lower maintenance salary expense. The budget is intended to support ongoing property repairs, preventive maintenance, and unit readiness.

Protective Services expense is $14,016 below CY 2026, mainly because of lower security payroll, partly offset by alarm-system contracts and police services. General Expense totals $1,142,353, $33,426 below the prior year, reflecting the combined effect of employee benefits and insurance-related costs.

NNRHA's General Expense includes such items as Payment-in-Lieu-of-Taxes (PILOT) and collection losses (2% of rents) which are both a function of total rental income.

Asset Management fees paid by the AMPs are projected at $86,352. These fees are based on eligible housing units and are payable only when an AMP has positive cash flow. All four AMPs are projected to generate positive operating cash flow in CY 2027.

The CY 2027 Public Housing budget projects an increase in operating reserves of approximately $992,786. This is an improvement of $499,771, or 101.4%, over CY 2026 projected cash flow.

CENTRAL OFFICE COST CENTER (COCC) FY2027 ANNUAL BUDGET

REVENUE

COCC revenue for CY 2027 is projected at $2,951,264, up $124,664 (4.4%) from CY 2026. Revenue from management, bookkeeping, administrative, capital, and fee-for-service sources remains essentially flat compared with the prior year. A $124,664 operating transfer supports the balanced budget.

OPERATING COSTS

Projected COCC operating expense for CY 2027 is $2,951,264, an increase of $145,568, or 5.2%. The largest increases are Employee Benefits of $76,285, Administrative Operations of $47,664, Administrative Salaries of $26,216, and Maintenance Salaries of $21,442. These increases are partly offset by lower Administrative Contracts, Insurance, Maintenance Supplies, Maintenance Contracts, and Security costs.

With the CNI Grant expenditure deadline extended to September 2027, NNRHA will have additional time to continue funding CNI-related positions through the grant.

CASH FLOW AND RECOMMENDATION

The CY 2027 COCC budget is balanced, with projected net income of approximately $0, compared with $20,904 in CY 2026, a decrease of $20,904. The operating transfer closes the gap between fee and other revenue and operating costs.

Additionally, NNRHA is recommending a 2% salary increase for all employees. This increase is reflected in the budget being presented.

Approval of the attached Public Housing operating budget and COCC annual budget for calendar year 2027 is recommended.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY APPROVING THE CENTRAL OFFICE COST CENTER AND PUBLIC HOUSING OPERATING BUDGETS FOR CALENDAR YEAR 2027 AND AUTHORIZING THE CHAIRMAN TO SIGN HUD FORM 52574

WHEREAS, the Board of Commissioners has been requested to approve an operating budget for Public Housing and Central Office Cost Center budget, and to submit HUD Form 52574; and

WHEREAS, the budget meets all statutory and regulatory requirements; and

WHEREAS, the Newport News Redevelopment and Housing Authority (NNRHA) has sufficient operating reserves to meet the working capital needs of its developments; and

WHEREAS, the proposed budget expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents; and

WHEREAS, the budget indicates a source of funds adequate to cover all proposed expenditures; and

WHEREAS, NNRHA will comply with the wage rate requirement under 24 CFR 968,110(c) and (f); and

WHEREAS, NNRHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i); and

WHEREAS, NNRHA is recommending a 2% salary increase for all employees which is reflected in the CY 2027 budget; and

WHEREAS, the operating budget for this resolution covers an entire calendar year through December 31, 2027;

NOW THEREFORE BE IT RESOLVED, the Board of Commissioners hereby approves the Central Office Cost Center and Public Housing operating budgets for CY 2027 and authorizes the Chairman to sign form HUD 52574.

PUBLIC HOUSING AMP BUDGETS
FY2027

		Marshall Courts 302	Aqueduct 311	Pinecroft 313	Ashe Manor		Annual Budget Comparison		
Family/Elderly		Family	Family	Mixed	Senior				
Scattered Site?		No	No	No	No				
Year Built		1941	1971	1986	2004				
Recently Renovated?		No	No	No	No				
Total Units	711	259	262	140	50				
Average Bedroom Size		2	2	1	1				
% Occupancy		97.0%	98.0%	99.0%	98.0%	FY2027 Total Budget	FY2026 Total Budget	Increase (Decrease) From Prior Year ($)	Increase (Decrease) From Prior Year (%)
REVENUE									
		324.14	241.19	372.75	329.91				
Gross Potential Rent		$ 1,007,427	$ 758,301	$ 626,220	$ 197,946	$ 2,589,894	$ 2,489,200		
Less: Vacancy Loss		$ (30,223)	$ (15,166)	$ (6,262)	$ (3,959)	$ (55,610)	$ (53,858)		
Net Tenant Rental Revenue		$ 977,204	$ 743,135	$ 619,958	$ 193,987	**$ 2,534,285**	**$ 2,435,342**	**$98,942**	**4.1%**
Total Subsidy Eligibility		$ 1,954,737	$1,844,466	$ 575,207	$ 216,797	**$ 4,591,207**	**$ 4,293,342**	**$297,865**	**6.9%**
Less: Est.Proration @ 98.78%		$ (23,848)	$ (22,502)	$ (7,018)	$ (2,645)	$ (56,013)	$ (52,379)		
Net Operating Subsidy		$ 1,930,889	$1,821,964	$ 568,189	$ 214,152	**$ 4,535,194**	$ 4,240,963		
Non-dwelling Rentals		$ 35,887	$ -	$ -	$ -	$ 35,887	$ 35,887		
Excess Utility Charges		$ 30,000	$ -	$ -	$ -	$ 30,000	$ 30,000		
Capital Fund Operating (1406)		$ -	$ 162,254	$ 108,913	$ 102,617	$ 373,784	$ 373,784		
Capital Mgmt/Safety Improvements (1408)		$ -	$ 50,000	$ -	$ -	$ 50,000	$ 50,000		
Donations from City		$ 20,000	$ 30,000	$ -	$ -	$ 50,000	$ 50,000		
Investment Income		$ 57,000	$ 1,000	$ 700	$ 300	$ 59,000	$ 59,000		
Tenant Charges & Services		$ 44,000	$ 21,000	$ 5,600	$ 1,000	$ 71,600	$ 71,600		
Total Revenue		$ 3,094,981	$2,829,353	$1,303,360	$ 512,056	**$ 7,739,750**	**$ 7,346,577**	**$393,173**	**5.4%**
EXPENSES									
Administrative Salaries		101,958	118,426	20,648	40,303	$ 281,335	$ 365,620		
Occupancy Salaries		23,218	23,486	12,550	4,482	$ 63,736	$ 60,448		
Rent Collection Salaries		1,876	2,103	1,135	370	$ 5,484	$ 3,926		
Work Order Salaries		46,725	-	-	-	$ 46,725	$ 54,038		
Audit		17,963	12,075	6,405	2,872	$ 39,315	$ 34,900		
Property Mgmt Fee	$ 76.89	245,288	248,752	134,277	47,532	$ 675,850	$ 644,492		
Bookkeeping Fee	$ 7.50	27,556	24,263	13,098	4,568	$ 69,485	$ 70,460		
Training		2,779	4,725	4,725	539	$ 12,768	$ 13,500		
Travel/Local		18	105	105	-	$ 228	$ 210		
Legal		2,953	5,250	1,890	-	$ 10,093	$ 12,300		
Administrative/Operating		94,239	54,033	39,373	30,908	$ 218,552	$ 208,000		
Total Administrative		$ 564,573	$ 493,220	$ 234,205	$ 131,573	**$ 1,423,571**	**$ 1,467,894**	**($44,323)**	**(3.0%)**
Resident Services Salaries		$ 134,091	$ 89,161	$ 48,340	$ 16,830	$ 288,423	$ 289,854		
Resident Services Activities		$ 8,820	$ 6,221	$ 6,221	$ 783	$ 22,046	$ 16,475		
FSS Escro Payments		$ 19,171	$ 22,575	$ -	$ -	$ 41,746			
Neigh. Network Lab Sal. & Ben.		$ -	$ -	$ -	$ -	$ -	$ 84,734		
Total Tenant Services		$ 162,082	$ 117,958	$ 54,561	$ 17,613	**$ 352,214**	**$ 391,063**	**($38,849)**	**(9.9%)**
Gas		$ 28,971	$ -	$ 39,900	$ 17,948	$ 86,818	$ 83,000		
Electric		$ 209,999	$ 53,550	$ 132,300	$ 59,157	$ 455,006	$ 455,000		
Water		$ 110,913	$ 194,250	$ 51,450	$ 10,157	$ 366,769	$ 375,000		
Sanitation		$ 336,596	$ 616,350	$ 105,945	$ 32,639	$ 1,091,531	$ 1,106,000		
Total Utilities		$ 686,478	$ 864,150	$ 329,595	$ 119,901	**$ 2,000,124**	**$ 2,019,000**	**($18,876)**	**(0.9%)**
Maintenance Salaries		$ 163,495	$ 53,255	$ 40,500	$ 3,764	$ 261,014	$ 327,912		
Overtime/Oncall (4% of salaries)		$ -	$ 9,161	$ 6,475	$ -	$ 15,637	$ 26,968		
Specialized Maintenance Standard		$ 3,796	$ 1,260	$ 16,380	$ 2,833	$ 24,269	$ 26,600		
FFS HVAC		$ 3,261	$ 1,024	$ 14,700	$ 7,107	$ 26,093	$ 30,600		
Maintenance Materials		$ 150,730	$ 160,755	$ 53,970	$ 23,462	$ 388,917	$ 412,080		

PUBLIC HOUSING AMP BUDGETS
FY2027

	Marshall Courts 302	Aqueduct 311	Pinecroft 313	Ashe Manor				
Family/Elderly	Family	Family	Mixed	Senior				
Scattered Site?	No	No	No	No				
Year Built	1941	1971	1986	2004				
Recently Renovated?	No	No	No	No				
Total Units 711	259	262	140	50				
Average Bedroom Size	2	2	1	1				
% Occupancy	97.0%	98.0%	99.0%	98.0%				
					Annual Budget Comparison			
					FY2027 Total Budget	**FY2026 Total Budget**	**Increase (Decrease) From Prior Year ($)**	**Increase (Decrease) From Prior Year (%)**
Contracts:								
Janitorial/Make Ready Cleaning	$ 35,165	$ 21,000	$ 4,200	$ 10,879	$ 71,244	$ 71,000		
Grounds	$ 66,898	$ 33,600	$ 5,250	$ 5,937	$ 111,684	$ 88,500		
Structure	$ 63,505	$ 45,411	$ 10,395	$ 3,465	$ 122,777	$ 71,400		
Painting	$ 21,158	$ 27,300	$ 4,725	$ 5,329	$ 58,511	$ 51,000		
Plumbing/Gas	$ 56,539	$ 47,250	$ 18,900	$ 3,416	$ 126,105	$ 113,000		
Electric	$ 29,741	$ 10,290	$ 8,400	$ 6,800	$ 55,231	$ 46,800		
HVAC	$ 33,597	$ 6,930	$ 15,750	$ 32,156	$ 88,433	$ 65,600		
HQS $12/unit	$ 5,410	$ 3,301	$ 1,764	$ 315	$ 10,790	$ 8,556		
Auto Repair	$ 7,176	$ 5,880	$ 2,205	$ 1,605	$ 16,866	$ 15,600		
Pest Control	$ 25,182	$ 9,975	$ 8,400	$ 2,709	$ 46,266	$ 45,500		
Trash Removal	$ 1,050	$ -	$ 3,150	$ 2,329	$ 6,529	$ 3,400		
Other	$ 13,122	$ 6,825	$ 1,155	$ 1,201	$ 22,303	$ 4,120		
Total Maintenance	$ 679,823	$ 443,217	$ 216,320	$ 113,308	**$ 1,452,667**	**$ 1,408,636**	**$44,031**	**3.1%**
Security Salaries	$ 23,652	$ 23,329	$ 12,466	$ 4,452	$ 63,899	$ 86,858		
Materials	$ -	$ -	$ -	$ -	$ -	$ 1,525		
Contracts/Alarm Systems	$ 12,842	$ 4,305	$ 15,212	$ 4,031	$ 36,390	$ 37,700		
Police Services	$ 23,062	$ 26,250	$ 12,466	$ -	$ 61,778	$ 50,000		
Total Protective Services	$ 59,556	$ 53,884	$ 40,144	$ 8,483	**$ 162,066**	**$ 176,083**	**($14,016)**	**(8.0%)**
General Liability	$ 27,637	$ 15,540	$ 10,395	$ 1,546	$ 55,118	$ 46,500		
Property	$ 142,255	$ 110,250	$ 75,600	$ 11,025	$ 339,130	$ 333,000		
Workmen's Compensation	$ 4,027	$ 1,155	$ 1,050	$ 263	$ 6,494	$ 5,600		
Insurance-Consultant	$ -	$ 7,875	$ 1,260	$ 630	$ 9,765	$ 21,600		
Auto Insurance	$ 6,075	$ 5,250	$ 1,260	$ 882	$ 13,467	$ 13,680		
Employee Benefits	$ 363,143	$ 164,703	$ 135,793	$ 54,740	$ 718,379	$755,399		
Total General Expense	$ 543,137	$ 304,773	$ 225,358	$ 69,085	**$ 1,142,353**	**$ 1,175,779**	**($33,426)**	**(2.8%)**
PILOT	$ 27,114	$ 105	$ 27,809	$ 8,320	$ 63,349	$ 48,223		
Terminal Leave Payments	$ -	$ -	$ -	$ -	$ -	$ 15,873		
Collection Loss (2% of rents)	$ 18,925	$ 14,700	$ 12,135	$ 3,971	$ 49,731	$ 48,707		
Other:	$ 1,225	$ 3,465	$ 1,050	$ 396	$ 6,136	$12,784		
Total General Expenses	$ 47,265	$ 18,270	$ 40,994	$ 12,687	**$ 119,216**	**$ 125,587**	**($6,371)**	**(5.1%)**
N/R Extra Ordinary Maint.	$ 1,050	$ 1,050	$ 1,050	$ 1,050	$ 4,200	$ 2,000		
N/R Nonexpendable Equip.	$ 1,050	$ 1,050	$ 1,050	$ 1,050	$ 4,200	$ 2,200		
Total Non Routine Expenses	$ 2,100	$ 2,100	$ 2,100	$ 2,100	**$ 8,400**	**$ 4,200**	**$4,200**	**100.0%**
Total Expenses (excluding Asset Management Fee)	$ 2,745,015	$2,297,571	$1,143,277	$ 474,750	**$ 6,660,612**	**$ 6,768,242**	**($107,630)**	**(1.6%)**
Asset Management Fee	$ 32,550	$ 33,012	$ 17,640	$ 3,150	$ 86,352	$ 85,320		
Total Expenses	$ 2,777,565	$2,330,583	$1,160,917	$ 477,900	**$ 6,746,964**	**$ 6,853,562**	**($106,598)**	**(1.6%)**
Cash Flow From Operations	$ 317,416	$ 498,770	$ 142,443	$ 34,157	**$ 992,786**	**$ 493,015**	**$499,771**	**101.4%**

COCC FY2027 COMPARATIVE ANNUAL BUDGET

REVENUE

Category	FY2026 Budget	FY2027 Budget	Increase (Decrease) From Prior Year ($)	Increase (Decrease) From Prior Year (%)
Tenant Rent	—	—	—	—
Vacancies	—	—	—	—
Tenant Charges	—	—	—	—
Grant Income	—	—	—	—
Management Fee	$2,104,832	$2,104,831	($0)	(0.0%)
Bookkeeping Fee	$115,280	$115,280	$0	0.0%
Administrative Fee	$119,343	$119,343	($0)	(0.0%)
Capital Fee	$373,784	$373,784	($0)	(0.0%)
Fee for Service	$35,600	$35,600	—	—
Operating Transfer Inn	—	$124,664	$124,664	-
Other Income	$77,761	$77,761	$0	0.0%
TOTAL REVENUE	**$2,826,600**	**$2,951,264**	**$124,664**	**4.4%**

EXPENSES

Category	FY2026 Budget	FY2027 Budget	Increase (Decrease) From Prior Year ($)	Increase (Decrease) From Prior Year (%)
Administrative Salaries	$1,607,141	$1,633,357	$26,216	1.6%
Maintenance Salaries	$45,070	$66,512	$21,442	47.6%
Employee Benefits	$635,013	$711,298	$76,285	12.0%
Administrative Operations	$62,500	$110,164	$47,664	76.3%
Administrative Contracts	$182,000	$162,316	($19,684)	(10.8%)
Office & Technology	$143,189	$154,733	$11,545	8.1%
Tenant Services	—	—	—	—
Utilities	$38,000	$41,531	$3,531	9.3%
Maintenance Operations	—	$6,595	$6,595	N/M
Maintenance Supplies	$14,000	$6,761	($7,239)	(51.7%)
Maintenance Contracts	$29,500	$25,065	($4,435)	(15.0%)
Insurance	$46,930	$32,930	($14,000)	(29.8%)
Taxes	—	—	—	—
Bad Debt	—	—	—	—
Compliance & Monitoring	—	—	—	—
Security	$2,353	—	($2,353)	(100.0%)
Financing Expense	—	—	—	—
TOTAL EXPENSES	**$2,805,696**	**$2,951,264**	**$145,568**	**5.2%**

NET INCOME

Category	FY2026 Budget	FY2027 Budget	Increase (Decrease) From Prior Year ($)	Increase (Decrease) From Prior Year (%)
Net Income	**$20,904**	**$0**	**($20,904)**	**(100.0%)**

REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

November 2026

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

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COMMUNITY DEVELOPMENT

The Consolidated Annual Performance and Evaluation Report (CAPER) is currently under City review. Following this step, the report will be presented to the leadership team for approval before being released for the required 15-day public comment period.

Additionally, Community Development (CD) and City personnel are working collaboratively to coordinate the Annual Virtual Public Meeting. The meeting will provide an opportunity to share the projected HUD grant allocations for the upcoming CDBG and HOME programs, introduce the 2027–2028 funding application process, and inform the public of available funding opportunities, anticipated timelines, and next steps.

The Community Development team welcomed a new employee, Ms. Marcy Wright, who joined the department on November 4, 2026, as the Grant Administrator. She will support the administration and oversight of grant-funded programs, including coordinating grant activities, monitoring compliance with HUD requirements, maintaining program documentation, and assisting with reporting and other grant management responsibilities.

Sponsoring Partnerships & Revitalizing Communities (SPARC) and Down Payment Assistance (DPA)

The SPARC Program offers eligible homebuyers a 1% mortgage interest rate reduction through Virginia Housing loan products, promoting affordable homeownership. NNRHA successfully fulfilled its FY2025 grant objectives, expanded all awarded funds, and officially closed the grant. NNRHA looks forward to Virginia Housing's FY2026 funding cycle and continued partnership to expand homeownership opportunities across the Commonwealth.

Redevelopment & Homeownership

The Newport News Redevelopment and Housing Authority (NNRHA) administers the Citywide Down Payment Assistance (DPA) Program for first-time homebuyers through the HOME Investment Partnerships Program (HOME), providing financial support for home purchases within Newport News. For calendar year 2026, 27 applications were received, there were no new applications for October. Of the applications received this year, 7 projects have been completed**,** 9 were determined ineligible**,** 9 have been approved**,** 4 are in underwriting**,** and 2 have withdrawn. These efforts resulted in financial assistance being provided to support multiple first-time homebuyers in achieving homeownership within the city.

Down Payment Assistance (DPA) Calendar Year: January 1, 2026 – December 31, 2026				
Completed	**Denied**	**Approved**	**Underwriting**	**Withdrew**
7	9	9	4	2

New DPA Applications September 2026	Total DPA Applications Received for January 1, 2026 – December 31, 2026
0	27

Residential Rehabilitation Program

October 2026 Housing Rehabilitation Activity:

Total Housing Rehabilitation Activity for October 2026	
Residential Repair Program	**Cases**
Projects Completed	20
Projects in Underwriting (includes pending approval)	21
Projects Ongoing	5
Projects Ineligible	29
Total	**75**

New Housing Rehabilitation Applications for October 2026	4

Calendar Year 2026 (January 1, 2026 – December 31, 2026):

New Housing Rehabilitation Applications Received	Total New Housing Rehabilitation Completed
64	19

MARSHALL-RIDLEY RESIDENTIAL FACADE PROGRAM

The Marshall-Ridley Residential Facade Program received 113 applications in Round One, resulting in 76 completed projects and 37 deemed ineligible. In Round Two (launched July 21, 2025), 50 applications were submitted, with 50 completed for finance review, 36 inspections, 30 undergoing codes review, 0 pending contracts, and 0 contracts. So far, 30 projects have been completed, and 11 applications were found ineligible.

To date, the program has expended $2,075,991.37 of the $2.1M granted by the City of Newport News, with $16,783.63 remaining to support continued façade improvements within the Marshall-Ridley community.

Marshall-Ridley Residential Facade Program Activity Tracker

	First Round Completed	Second Round (7/21/26)	Total
Total Applicants	113	50	163
Administrative Review	0	0	0
Finance Review	0	50	50
Inspected	0	36	36
Codes Review	0	30	30
Contract Pending	0	0	0
Contracts	0	0	0
Completed	76	30	106
Ineligible	37	11	48

CAPITAL ACTIVITY

Asset Repositioning Strategic Plan for Public Housing Portfolio
The request for proposals (RFP) for the Capital Needs Assessment (CNA), drafted by AH Forward and reviewed by staff, has been finalized and advertised. Proposals are due December 5, 2026. The CNA will provide verified information on physical conditions, costs, environmental factors, and HUD compliance to refine financial projections, structure financing, and sequence the conversions.

RAD Properties Management, Operations, and Fiscal Pre-MOR Review
Significant progress continues at Cypress Terrace. HUD has resolved the system issues that delayed Operating Cost Adjustment Factor (OCAF) rent adjustments, and HUD staff anticipate completing all pending adjustments through February 1, 2026, in the coming weeks. Once completed, updated rent schedules will be issued for execution. In addition, NNRHA and its consulting team are preparing the February 1, 2027 rent adjustment package, including the required Utility Allowance baseline analysis, for HUD submission by mid-December. Tenant utility consumption data has been collected and is currently being analyzed, and a sample tenant file review has been completed with staff training underway to strengthen compliance and operational capacity. Property management functions, including certification processing, continue to be performed by NNRHA staff, while Du & Associates provides technical assistance and compliance-related guidance. Overall, the property continues to make steady progress toward resolving historical compliance, certification, and subsidy administration issues and returning to normal operating status.

Marshall Courts – Phase VII Demolition (88 Units)
The Marshall Courts demolition project is complete. The final addition of the curb and gutter work was completed during the week of October 26, 2026. The contractor plans on getting the final inspection from the city during the week of November 2, 2026. The newly formed green space will continue to be maintained as part of the landscape at Marshall Courts.

Marshall Courts Phase III façade project has been underway for a month and is scheduled to be completed by January 23, 2027. This project will continue with the façade improvements completed during Phases I and II, giving the entire complex a uniform and fresh appearance.

Materials are scheduled to arrive during the week of November 9th, 2026, for the roof overlay, fascia, and gutter repair project for Marshall Courts. This project has a scheduled completion date of March 19, 2027.

Collectively, these improvements will add to the structural integrity of the complex and help to preserve the property for years to come.

Aqueduct Apartments
Final touches are being performed with the Aqueduct Apartments Health and Safety project. It is anticipated to be completed by the end of November 2026. The project addresses common area improvements, including replacement of floor tile and stair treads, building washing, painting, and other necessary repairs. These upgrades are designed to improve the overall condition and appearance of the property while improving some safety concerns.

Ashe Manor Apartments
The last item awaiting delivery for the Ashe Manor improvements project is the replacement chiller for the building. It is on track to get delivered during the week of November 16th, 2026. The preparation work will be done the same week or the week prior, depending on weather conditions. Once everything is installed, there will be greater trash flow control as well as an increase in building climate control capabilities and system reliability. This will greatly maximize building performance and provide a more comfortable environment for residents, staff, and visitors.

Pinecroft Apartments
The Pinecroft hallways and stairways painting project began during the week of October 5th, 2026, with a completion timeline of January 23, 2027. The project consists of painting all the hallways, stairwells, trash rooms, common areas, and the laundry room. It is currently 85% complete with baseboards and minor details left to do. It is on track to be fully completed ahead of schedule.

The Pinecroft exterior washing and painting project is 70% complete. It began during the week of October 5th, 2026, and is on track to be fully completed ahead of its completion date of January 5, 2027.

Together, these improvements will enhance the overall appearance and condition of Pinecroft Apartments, address identified maintenance needs and provide a more welcoming environment for residents and the surrounding community. These improvements will address maintenance needs and help to preserve the property while future development needs and long-term plans are evaluated.

PUBLIC AND ASSISTED HOUSING
OCCUPANCY REPORT

Total Waiting List Applications	
Public Housing	1935
Approved/Eligible	75
Pending	1860
Housing Choice Voucher	3791
Approved/Eligible	116
Pending	3675

The pending application numbers for the Public Housing Program (1860) and the Housing Choice Voucher Program (3791) represent the total number of applications being processed for eligibility for housing assistance. Some of these families will be determined ineligible based on income, landlord references or criminal activity. Therefore, these numbers will fluctuate each month.

New Applicants Housed	
Public Housing Program	6
Housing Choice Voucher	15
Mod-Rehab (SRO)	0
Total	**21**
Occupancy Statistics:	
Public Housing Program	97%
Housing Choice Voucher Program	85%
Mod-Rehab Program (Warwick SRO)	94%
Mod-Rehab (Warwick SRO)	83
Avg. # Leasing Days (PH)	124
Avg. Rent for Move-Ins (PH)	$427
New Mod-Rehab (SRO) participants	$0
Total Public Housing	799
Housing Choice Vouchers	2,984
Lease Rate – **October 2026**	85%

Average Family Rent Contribution for Move-ins Last Month:	
Public Housing	$427
Housing Choice Voucher	$429
Warwick SRO	$0
Cumulative Percentage of HCV Budget Authority Utilized **October 2026**	99.8%

HOMEOWNERSHIP PROGRAM

Since the Inception of the Program 204 Housing Choice Voucher and Public Housing clients have completed their goal of homeownership as follows:

FSS		
Program	**Number of Families**	**Total Cost of Homes Purchased**
HCV Families	70	$6,946,738
PH Families	56	$5,852,540
HCV-V Home-ownership	78	$13,550,102

In this chart the number of HCV and PH families represent past participants.

HCV-V numbers reflect current program participants.

Other NNRHA Controlled Multi-Family Properties
Waiting Lists as of October 2026

Property	Occupancy Rate	Approved/Eligible	Pending	Total
Orcutt Townhomes I (Lease Up)	97%	0	357	357
Orcutt Townhomes III	97%	0	0	0
Cypress Terrace	93%	104	1	105
Oyster Point/Brighton	79%	97	159	256
Great Oak	96%	115	221	336
Lofts on Jefferson	93%	0	1	1
Jefferson Brookville	94%	1	9	10
Lassiter Courts	97%	0	181	181
Spratley	88%	0	41	65

FAMILY SELF-SUFFICIENCY (FSS)

The following is a current breakdown of the status of FSS participants in the Public Housing and Housing Choice Voucher Programs for the month of October 2026.

Participants	**Public Housing**	**Housing Choice Voucher**	**TOTAL**
Total number in FSS Program	42	86	**128**
Employed	24	64	**88**
Currently not working	15	18	**33**
Attending Virginia Peninsula Comm. College	0	0	**0**
Attending Christopher Newport Univ.	0	0	**0**
Enrolled in NNRHA Computer Training/GED	1	0	**1**
Enrolled in other Training Programs	1	2	**3**
Employed and going to school	1	2	**3**
Total Number of participants with escrow accounts	21	52	**73**

COMMUNITY RESOURCES

COMMUNITY RESOURCES

Community Resources ● Resident Relations ● Senior Residents

Mayor Phillip Jones ~ Special Guest at Spratley Resident Council Meeting





NNRHA extends a special thank you to Mayor Phillip Jones and his staff for participating in a meet-and-greet during the October Resident Council meeting. Members of NNRHA's Leadership Team, along with Property Management and Community Resources staff, were also in attendance.

Mayor Jones engaged openly with Spratley House residents, creating a comfortable environment for meaningful conversation. Residents asked thoughtful questions about several community concerns, including air quality related to the coal terminal and public transportation. Mayor Jones took time to address their questions thoroughly, discuss priorities for the East End community, and provide insight into his role and responsibilities as mayor.

Residents expressed their appreciation for Mayor Jones's presence and engagement, sharing that the opportunity to speak with him made them feel heard, appreciated, and valued.

Domestic Violence Awareness Workshops

On October 21-22, 2026, Domestic Violence Awareness workshops were held at Aqueduct Apartments, Pinecroft Apartments, Lassiter Courts, and Marshall Courts. Residents received information on recognizing the signs of domestic violence, safety planning, healthy relationships, and available community resources.

Special thanks to the Domestic Violence Specialist with the Newport News Police Department Major Crimes Division, and Transitions Family Violence Services for providing valuable information and support. This activity supported HUD ROSS goals by promoting resident safety, wellness, and access to supportive services that foster self-sufficiency and stability.

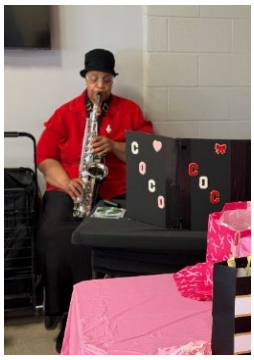




Spratley House Hosts Breast Cancer Awareness Luncheon

Ms. Barbara Holley, President of the Spratley House Resident Council, coordinated a wonderful “Pink Luncheon” to honor breast cancer survivors and raise awareness about the disease. Residents, special guests, NNRHA leadership and staff gathered for this meaningful event, celebrating courage, resilience, and hope. Breast cancer survivors inspired attendees by sharing their personal stories of strength and perseverance.











Inspired Home Health ~ Chair Zumba

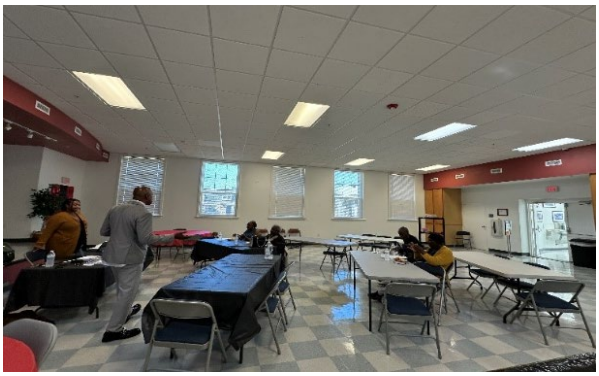
Takeia Dowling with Inspired Home Health, facilitated Chair Zumba classes at Ashe Manor and Pinecroft Apartments.



Medicare 2027: What's New, What's Next

On October 6, 2026, residents attended a Medicare education workshop at the Marshall Courts Recreation Center to learn about upcoming Medicare changes and 2027 enrollment options. Participants received information about anticipated updates to the Anthem HealthKeepers plan and were encouraged to review their coverage during open enrollment.

The workshop generated active discussion and strong resident engagement. In response to participant interest, a follow-up session focused on Humana health plans is being planned. The workshop supported HUD ROSS goals by increasing residents' knowledge of available healthcare resources, encouraging informed decisions about coverage, and promoting continued access to essential health benefits.



InnovAge PACE ~ Chat & Chew

Vanetta Rather with InnovAge Outreach, discussed the benefits of the PACE program and provided a nice Chick-fil-A lunch to Ashe Manor and Great Oak Apartments participants.



Computer Skills for Seniors Program Celebrates New Graduates

On October 21, 2026, residents participating in the Computer Skills for Seniors program celebrated the successful completion of a five-week digital literacy course sponsored by the Peninsula Regional Education Program (PREP). The program provided participants with hands-on instruction, guided practice, and opportunities to build confidence using technology.

Throughout the course, students demonstrated their progress through classroom activities and the Northstar Digital Literacy Assessments, a nationally recognized tool for measuring essential computer and technology skills. Based on their level of achievement, participants received either Certificates of Participation or Certificates of Completion during the graduation ceremony.

This partnership supports the Newport News Redevelopment & Housing Authority's ROSS Digital Literacy goals by helping residents develop the technology skills needed to access online resources, communicate effectively, pursue educational opportunities, and increase self-sufficiency in an increasingly digital world.

The Community Resources Department congratulates all graduates on their accomplishment and appreciates PREP's continued partnership in expanding digital literacy opportunities for NNRHA residents.





Other Happenings:

CenterWell Senior Primary Care – Information about the senior primary care program and Penny Auction at Asher Manor and Spratley House.

Benefit Plan Services – Medicare Question & Answer and Bingo at Pinecroft Apartments and Ashe Manor.

Serve the City – Monthly programs at Ashe Manor and Spratley House.

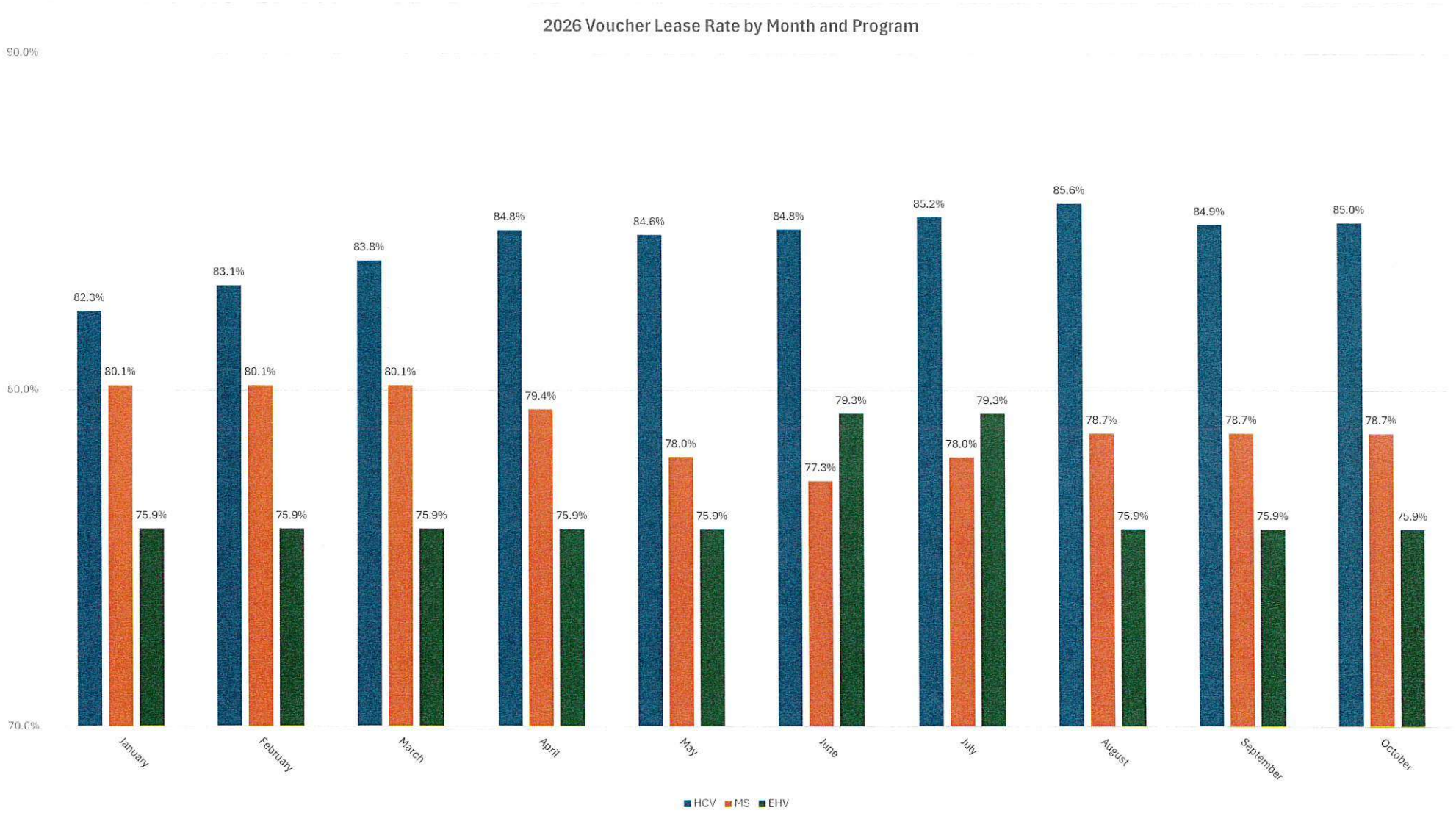
Newport News Public Library – Monthly programs at Ashe Manor, Spratley House and Pinecroft Apartments. Fall craft and opportunity to check out materials.

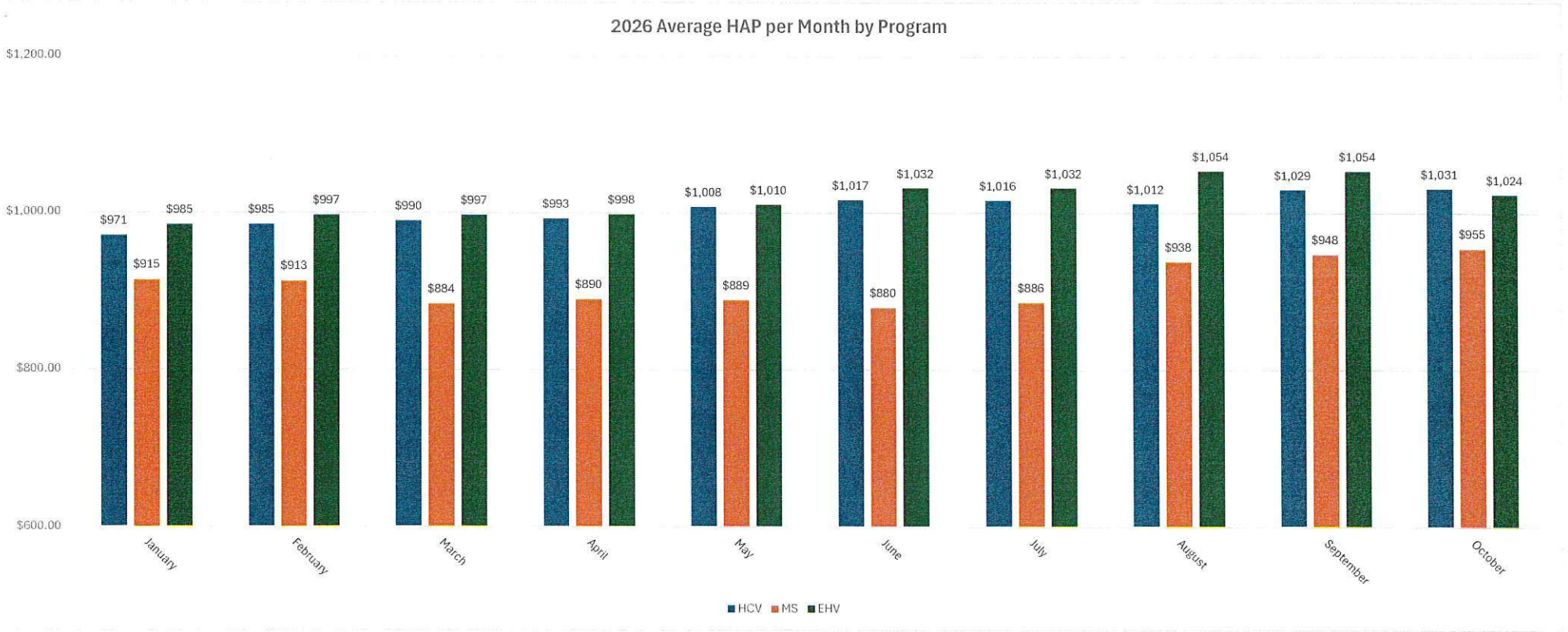
FINANCE

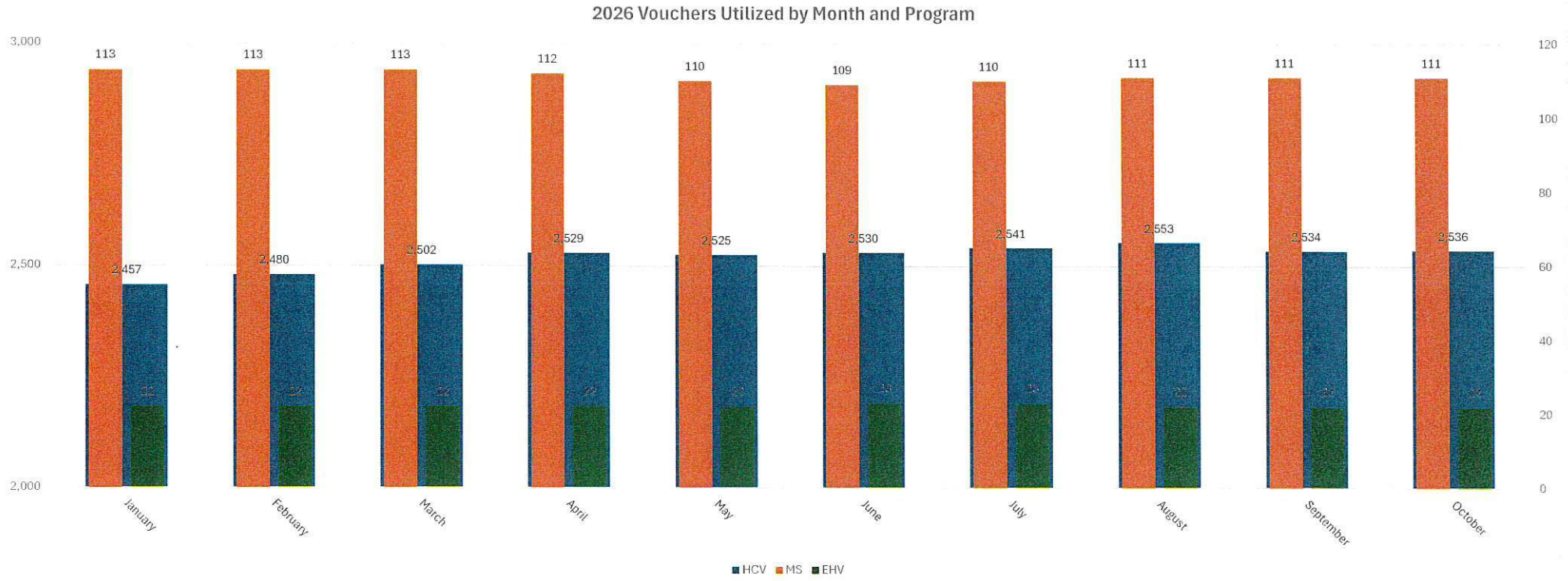
NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY
2026 Housing Choice and Mainstream Voucher Program Utilization Report - Actual
For the Year Ending December 31, 2026

CY Housing Choice 2026 Annual Budget Authority	$ 28,432,110	Final 99.5% proration
Housing Choice Voucher Funding	$ 28,432,110	
Mainstream Voucher Program Funding	$ 1,288,558	Final - 100%
Emergency Housing Voucher Program Funding	$ 347,689	Final - 100%
HCV Units	2507	
VASH units	54	
CNI tenant protection	247	
Marshall tenant protection	88	
Warwick SRO - RAD2	88	
Baseline HCV count	2984	
Mainstream Vouchers	141	
Emergency Housing Vouchers	29	
Total Vouchers	3154	

Month		# of Vouchers Utilized	Lease Rate	HAP Payments to Landlords	Avg HAP	Monthly +/- Dollar Utilization	Monthly Amount of Funding Utilized	Year to Date Amount of Funding Utilized	Funding From HUD	Fraud Recovery	Other Sources Of Funds	NNRHA Held Reserve Balance	HUD Held Reserve Balance
												853,743.00	2,202,715.00
January	HCV	2457	82.3%	$ 2,385,632.00	$ 970.95	$ (150,731.00)	94.1%	94.1%	$ 2,536,363.00			$ 804,474.00	2,038,907.00
	MS	113	80.1%	$ 103,417.00	$ 915.19	$ (4,952.00)	95.4%	95.4%	$ 108,369.00			(9,963.00)	35,218.50
	EHV	22	75.9%	$ 21,666.00	$ 984.82	$ (12,610.00)	63.2%	63.2%	$ 34,276.00			77,189.00	98,293.75
February	HCV	2480	83.1%	$ 2,443,772.00	$ 985.39	$ (58,044.00)	97.7%	95.9%	$ 2,501,816.00			$ 862,518.00	1,909,646.00
	MS	113	80.1%	$ 103,218.00	$ 913.43	$ (5,151.00)	95.2%	95.3%	$ 108,369.00			$ (4,812.00)	29,818.50
	EHV	22	75.9%	$ 21,939.00	$ 997.23	$ (12,337.00)	64.0%	63.6%	$ 34,276.00			$ 89,526.00	90,308.33
March	HCV	2502	83.8%	$ 2,476,521.00	$ 989.82	$ (47,014.00)	98.1%	96.6%	$ 2,523,535.00			$ 909,532.00	1,758,668.00
	MS	113	80.1%	$ 99,919.00	$ 884.24	$ (9,435.00)	91.4%	94.0%	$ 109,354.00			$ 4,623.00	23,433.50
	EHV	22	75.9%	$ 21,936.00	$ 997.09	$ 21,936.00			$ -			$ 67,590.00	118,598.92
April	HCV	2529	84.8%	$ 2,510,641.00	$ 992.74	$ (184,464.00)	97.7%	96.9%	$ 2,695,105.00	$ 232.50		$ 1,044,544.00	2,123,169.42
	MS	112	79.4%	$ 99,709.00	$ 890.26	$ 99,709.00							
	EHV	22	75.9%	$ 21,956.00	$ 998.00	$ 21,956.00							
May	HCV	2525	84.6%	$ 2,544,228.00	$ 1,007.62	$ (80,504.00)	101.5%	97.8%	$ 2,624,732.00			$ 1,005,018.00	1,975,758.42
	MS	110	78.0%	$ 97,800.00	$ 889.09	$ 97,800.00							
	EHV	22	75.9%	$ 22,230.00	$ 1,010.45	$ 22,230.00							
June	HCV	2530	84.8%	$ 2,571,986.00	$ 1,016.60	$ 529,197.00	131.8%	102.5%	$ 2,042,789.00			$ 356,222.00	2,107,039.17
	MS	109	77.3%	$ 95,870.00	$ 879.54	$ 95,870.00							
	EHV	23	79.3%	$ 23,729.00	$ 1,031.70	$ 23,729.00							
July	HCV	2541	85.2%	$ 2,581,439.00	$ 1,015.91	$ (193,129.00)	97.4%	101.7%	$ 2,774,568.00			$ 428,169.00	1,705,026.00
	MS	110	78.0%	$ 97,453.00	$ 865.94	$ 97,453.00							
	EHV	23	79.3%	$ 23,729.00	$ 1,031.70	$ 23,729.00							
August	HCV	2553	85.6%	$ 2,582,515.00	$ 1,011.56	$ (206,830.00)	97.1%	101.1%	$ 2,789,345.00			$ 507,679.00	1,829,541.75
	MS	111	78.7%	$ 104,142.00	$ 938.22	$ 104,142.00							
	EHV	22	75.9%	$ 23,178.00	$ 1,053.55	$ 23,178.00							
September	HCV	2534	84.9%	$ 2,608,520.00	$ 1,029.41	$ (286,187.00)	94.5%	100.3%	$ 2,894,707.00			$ 665,506.00	1,802,188.50
	MS	111	78.7%	$ 105,182.00	$ 947.59	$ 105,182.00							
	EHV	22	75.9%	$ 23,178.00	$ 1,053.55	$ 23,178.00							
October	HCV	2536	85.0%	$ 2,615,558.00	$ 1,031.37	$ (133,646.00)	99.8%	100.2%	$ 2,749,204.00			$ 670,608.00	1,788,865.50
	MS	111	78.7%	$ 106,022.00	$ 955.15	$ 106,022.00							
	EHV	22	75.9%	$ 22,522.00	$ 1,023.73	$ 22,522.00							
				$ 26,559,607.00					$ 26,526,808.00	$ -	$ -		


2026 Voucher Lease Rate by Month and Program
90.0%
80.0%
70.0%
82.3%
80.1%
75.9%
83.1%
80.1%
75.9%
83.8%
80.1%
75.9%
84.8%
79.4%
75.9%
84.6%
78.0%
75.9%
84.8%
77.3%
79.3%
85.2%
78.0%
79.3%
85.6%
78.7%
75.9%
84.9%
78.7%
75.9%
85.0%
78.7%
75.9%
January
February
March
April
May
June
July
August
September
October
HCV
MS
EHV


2026 Average HAP per Month by Program
$1,200.00
$1,000.00
$800.00
$600.00
$971
$915
$985
$985
$913
$997
$990
$884
$997
$993
$890
$998
$1,008
$889
$1,010
$1,017
$880
$1,032
$1,016
$886
$1,032
$1,012
$938
$1,054
$1,029
$948
$1,054
$1,031
$955
$1,024
January
February
March
April
May
June
July
August
September
October
HCV
MS
EHV


2026 Vouchers Utilized by Month and Program
3,000
2,500
2,000
120
100
80
60
40
20
0
113
113
113
112
110
109
110
111
111
111
2,457
2,480
2,502
2,529
2,525
2,530
2,541
2,553
2,534
2,536
January
February
March
April
May
June
July
August
September
October
HCV
MS
EHV

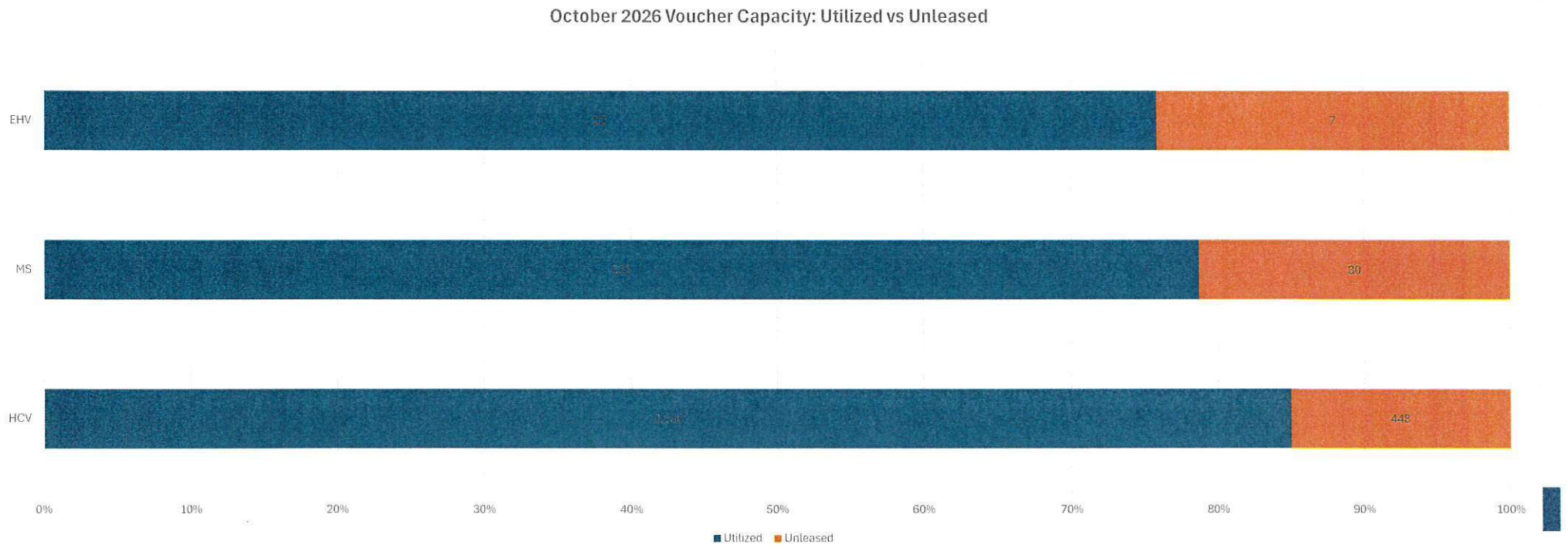

October 2026 Voucher Capacity: Utilized vs Unleased
EHV
MS
HCV
7
30
448
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Utilized
Unleased

CHART INTERPRETATION

Chart	What it shows	Takeaway
Voucher Lease Rate by Month and Program	Monthly share of authorized vouchers leased for HCV, Mainstream, and EHV.	HCV moved from 82.3% to 85.0% (+2.6%). Mainstream moved from 80.1% to 78.7% (-1.4%), while EHV ended at 75.9%.
Average HAP by Month and Program	Average monthly Housing Assistance Payment per utilized voucher for each program.	October Average HAP was $1,031.37 for HCV, $955.15 for Mainstream, and $1,023.73 for EHV. Since January, changes were $60.42, $39.96, and $38.91, respectively.
Vouchers Utilized by Month and Program	Monthly utilized voucher counts. HCV uses the primary axis; Mainstream and EHV use the secondary axis because of their smaller scale.	HCV utilization changed by +79 vouchers to 2,536. Mainstream changed by -2 to 111, while EHV ended at 22.
October Voucher Capacity Utilization	October utilized and unleased capacity as a percentage of authorized vouchers for each program.	Overall utilization was 84.6%: 2,669 vouchers utilized and 485 unleased. HCV represented 448 of the unleased vouchers; Mainstream utilization was 78.7%.

BUDGET CONTEXT: Jan-Oct HAP annualized at the current run rate: HCV $30,384,974 vs $28,432,110 authority (106.9%), a projected shortfall of $1,952,864. ***Staff has reconciled VMS reserve balances and the Executive Director has signed the necessary papaerwork for HUD to provide shortfall funding to cover December HAP.***

FOCUS: Prioritize leasing within available funding-not capacity alone. HCV has 448 unleased vouchers, but its current HAP run rate exceeds annual authority. Mainstream and EHV have more budget room; continue monitoring lease-up and per-voucher costs.

ADMINISTRATIVE SERVICES

ADMINISTRATIVE SERVICES

Pinecroft Elevator Services

NNRHA has selected Elevated Technologies, Inc. dba Metro Elevators to complete the Pinecroft elevator modernization project. The project is currently on schedule with an estimated completion date of December 2026. Metro Elevators has made good progress and is estimating an inspection in about two weeks. The Authority will continue to monitor the project's progress and provide updates as key milestones are achieved.

Electronic Vendor Repository

The Administrative Services Department has developed an electronic vendor repository using Microsoft SharePoint to centralize, organize and streamline NNRHA's vendor procurement and selection processes. The repository will provide a centralized electronic record of vendor documentation and supporting information, allowing NNRHA to more efficiently verify vendor eligibility, responsibility, and compliance prior to award.

As part of this initiative, NNRHA is strengthening its procurement procedures for micro-purchases and small-dollar procurements, including awards up to $10,000. The enhanced process is designed to ensure that vendors selected for these purchases meet established standards for responsibility, integrity, and compliance with applicable NNRHA procurement requirements.

The Electronic Vendor Repository will provide a readily accessible record of required vendor information. This initiative will also establish greater transparency in the vendor selection process, reduce administrative inefficiencies, and support more consistent application of procurement requirements across departments.

Overall, the repository represents an additional internal control designed to promote fairness, transparency, competition, and responsible stewardship of NNRHA resources, while allowing staff to efficiently identify and utilize qualified vendors for micro-purchases and other procurement needs.

Invitation To Bid (ITB)/Request for Proposal (RFP)

The Request for Proposal for Consulting Services for the Community Development Block Grant and HOME Investment Partnerships Program Administration was posted on August 7, 2026, and closed on September 21, 2026. Five bid packages are currently being reviewed for completion, scoring and follow-up.

The Request for Proposal for RAD Capital Needs Assessment & Part 50 Environmental Services was posted on October 23, 2026, and is due to close on December 4, 2026.

CHOICE NEIGHBORHOOD INITIATIVE (CNI)

CHOICE NEIGHBORHOOD INITIATIVE (CNI)

Lift and Rise on Jefferson

Leasing Activity:

Lift and Rise on Jefferson continues to demonstrate strong leasing performance. Lift and Rise I has achieved 100% occupancy, while Lift and Rise II is currently 92% occupied. Both properties remain on a positive trajectory, with continued progress toward achieving full occupancy.

Legacy Landing -Phases – III-R and IV-R

Leasing Activity:

As of November 2026, Legacy Landing continues to demonstrate strong leasing performance and remains on track toward full occupancy. Under Pennrose's property management oversight, Phase III-R has achieved 90% occupancy, while Phase IV-R is 92% occupied. Both phases continue to experience steady leasing activity, reflecting continued progress toward full occupancy across the development.

Construction Update:

- **Infrastructure:** 99% complete, with remaining work nearing completion.

Phase V - Downtown Phase (28th Street and Washington Avenue)

During this reporting period, foundation work continued to move forward. Ground improvements and perimeter footings have been completed, allowing construction to advance to the concrete block walls (CMU) and stair towers. Work is currently underway on Stair Tower #1, along with the installation of underground plumbing, electrical, and mechanical systems (MEP) for the first seven units.

Utility work also progressed, with sanitary sewer installation completed and waterline installation still underway.

Progress on the foundation's work was slower than originally anticipated, resulting in a three-day delay to the project schedule. To help minimize further delays, Harkins adjusted the construction sequence by separating the underground utility work and concrete slab pours into two phases. This adjustment helped prevent additional delays to the overall project schedule during this reporting period.

The projected Substantial Completion date remains October 18, 2027, which is 94 days later than Harkins' original contract completion date of July 16, 2027.



USI – Urban Strategies

For November 2026, the Marshall-Ridley Family Supportive Services Program continues to demonstrate consistent resident engagement. Urban Strategies, Inc. (USI) Newport News reports that 201 families are actively participating in intensive case management and supportive services.

USI continues to work with residents to identify individual and family needs, connect them with community resources, and promote housing stability, employment, education, and overall self-sufficiency.

USI will host a resident meeting on November 19, 2026, at 5:30 p.m. (location to be determined) to provide program updates and an opportunity for residents to share feedback and discuss available resources. Additionally, USI has welcomed a new Family Support Specialist II (FSS II) to strengthen the team's capacity to provide direct support and services to Marshall-Ridley families.

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 November 17, 2026, 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 concerning the closed meeting were heard, discussed or considered by the Board of Commissioners of the Newport News Redevelopment and Housing Authority.

VOTE

AYES **NAYS**

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

* * * *

ITEM NO. 9

Other Business