

The July 18, 2023
Board of Commissioner's
Meeting for the Newport
News Redevelopment and
Housing Authority has been
cancelled.

The next regularly scheduled
Board meeting will be held
August 15, 2023.

REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

JULY 2023

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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COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT

Community Development Block Grant (CDBG)

All CDBG sub-recipients for program year 2022-2023 have expended their funding. The expenditure deadline was June 30, 2023. CDBG-CV recipients are on track to expend their funding allocations, as well.

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

	Emergency Repair	Open House	HOMEcare	All Programs
Projects Completed	14	7	0	21
Projects in Underwriting	8	3	1	12
Projects Pending Approval	3	0	1	4
Projects Ongoing	3	0	1	4
Projects Denied	2	1	0	3
Total	30	11	3	44

New Housing Rehabilitation Applications for June 1, 2023 – June 30, 2023	Total for July 1, 2022 – June 30, 2023
3	44

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 homes.

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
4	8	6	0	0

During Fiscal Year 2021-2023, 33 rehabilitation projects were completed. This year's number of completed projects represents a 33% increase from last year's number of completions.

New Housing Rehabilitation Applications for June, 2023	Total for July 1, 2022 – June 30, 2023
15	37

New DPA Applications as of June 2023	Total New DPA Applications Received for July 1, 2022 – June 30, 2023
0	18

CAPITAL ACTIVITY

Marshall Courts Phase VII Demolition

The Virginia Department of Historic Resources (DHR) has completed their review and concurs with the recommendation that Marshall Courts is not eligible for listing in the National Register of Historic Places. This means that no further investigation is needed to establish historical impact of the proposed demolition. Dominion Due Diligence is preparing to submit the Marshall Courts demolition application for 88 apartment units to HUD at the end of July or early August.

Marshall Courts – Administrative Office

A Notice to Proceed has been issued to replace the HVAC system in the Marshall Courts Administration Building. Due to supply chain delays, it is anticipated that the work will be completed later this year.

Orcutt Townhomes I

NNRHA anticipates receiving HUD approval of the financing plan and subsequent receipt of the RAD Conversion Commitment (RCC) in July. The RAD closing is projected to occur in September of 2023.

Aqueduct Apartments Sewer Improvement Project

An additional Resident Council meeting was held on June 29, 2023 to advise residents of the needed sewer line repairs for the property. Prior to this resident meeting, staff met with residents on May 25, 2023. A Notice to Proceed has been issued to the contractor for work to begin. The anticipated timeline for project completion is 3-4 months.

Southeastern Family Project 2351 Terminal Avenue

Plans and specifications for the Southeastern Family Project building renovation have been completed. The Hampton – Newport News Community Services Board is working on a

relocation plan for the residents at this location. This project is expected to begin later this summer.

MARSHALL-RIDLEY RESIDENTIAL FACADE PROGRAM

The Marshall-Ridley Residential Facade Program assists homeowners residing in the Choice Neighborhood Initiative area with exterior home improvements. The grant allows for exterior improvements up to \$20,000 for each property. A total of 113 applications were received and 38 applications are in process at varying stages as indicated in the chart below.

Marshall-Ridley Residential Façade Program Activity

Total Applicants	113
Financial Review	26
Inspected	25
Codes Review	17
Contract Pending	12
Contracted	14
Completed	7
Not Eligible	12

CHOICE NEIGHBORHOOD INITIATIVE (CNI)

Lift and Rise I & II Residential Units - The Lift and Rise residential units are complete and move-ins began in late May. Housing Quality Standards (HQS) inspections began May 10th and as of June 30, all units that have HQS inspections have passed. Lease-up is well underway and 47 families have moved into the Lift and Rise. Full lease up is anticipated by the end of July.

Lift & Rise Commercial Space - Abbitt Realty continues to market the onsite retail space and reach out to potential tenants. Further

buildout on the commercial space will begin this month once permits are received from the City. Buildout will provide basic finished units with HVAC and bathrooms and be ready for tenant improvements. A revised schedule will be developed upon permit approval. The square footage is 1,420 for the north building & 1,540 square feet for the south building.

CNI Ridley-Onsite Housing - Framing and plumbing is underway for the townhouses. The floor, elevator and stair towers are finishing up this month with framing for the mixed use building also set to begin. Site work is fully underway for the site infrastructure. CN III-R is currently 45 days behind schedule. Breeden is hoping to make up time once trusses are delivered. CN IV-R is tracking per the construction schedule. The construction completion for Ridley North (III-R) is planned for March 2024 and for Ridley south (IV-R) by November 2024. There was a meeting held June 12th with the contractor of the Early Childhood Development Center (ECDC) to coordinate construction schedules. Breeden is to follow up with a clarified schedule that includes ECDC.

NNRHA and the City have been awarded \$5 million in HUD CNI supplemental development funding for construction of replacement housing. The Virginia Housing Board voted to award 9% credits to the project. Pennrose and NNRHA will continue design and pre-development work for a closing and construction starting Fall 2024.

Urban Strategies, Inc. (USI) continues to conduct outreach to former Ridley residents, as well as complete needs assessments for each household. Currently, 168 former Ridley families are enrolled in case management and family supportive services. The revised People Plan was approved by HUD on June 20, 2023.

PUBLIC AND ASSISTED HOUSING

OCCUPANCY REPORT

Total Waiting List Applications:

Public Housing		299
Approved/Eligible	44	
Pending	255	
Section 8		381
Approved/Eligible	88	
Pending	293	

The pending numbers for the Public Housing Program (255) and the Housing Choice Voucher Program (293) 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 June

Public Housing Program		14
Housing Choice Voucher		38
Mod-Rehab (SRO)		<u>3</u>
Total		55

Occupancy Statistics:

Public Housing Program (of 839 units)	93%
Section 8 Program (2,895)	94%
Warwick SRO (of 88 units)	98%

Avg. # of Leasing Days (Public Housing) 19

Average Family Rent Contribution for Move-ins Last Month:

1. Public Housing \$436.
2. Housing Choice Voucher \$410.
3. Warwick SRO \$258.

Cumulative Percentage of Section 8 Budget Authority Utilized June 2023 106.4%

FAMILY INVESTMENT CENTER (FIC) ACTIVITIES

EMPLOYED F.I.C. PARTICIPANTS June 2023 (since 1995)	
Aqueduct	124
Ashe Manor	0

EMPLOYED F.I.C. PARTICIPANTS June 2023 (since 1995)	
Brighton	46
Cypress	24
Dickerson	185
Harbor Homes	126
Lassiter	95
Marshall	171
Orcutt	28
Orcutt TH	10
Oyster Point	23
Pinecroft	7
Ridley	383
Section 8	72
Spratley	2
Total	1,296

FAMILY SELF-SUFFICIENCY (FSS)

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

Housing Choice Voucher Families/FSS	69
\$6,675,318	
Public Housing Families/FSS:	56
\$5,852,540	
HCV Homeownership:	<u>69</u>
\$11,514,022	
Total	194
\$24,041,880	

Aqueduct Workshop

On Thursday, June 22nd, Mr. Thomas Sentz Program Manager, Housing and Financial Literacy Services (HRCAP) offered a free "How to Fix Your Credit workshop" to NNRHA residents who reside in Aqueduct Apartments. The residents will be given information to obtain practical skills that

encourage financial planning for future expenses. Residents will learn:

- How to improve their credit score.
- How to establish and keep good credit.
- How credit affects loan terms.
- The common credit mistakes.
- How to avoid credit-repair scams

The Family Investment Center

On Wednesday, June 7th, Mr. Thomas Sentz, Program Manager, Housing and Financial Literacy Services (HRCAP) held a free "How to Fix Your Credit workshop" to NNRHA residents who reside in Marshall Courts apartments. The residents were given information to obtain practical skills that encourage financial planning for future expenses. Residents learned:

- How to improve credit score;
- How to establish and keep good credit;
- How credit affects loan terms;
- The common credit mistakes;
- How to avoid credit-repair scams, and much more.

COMMUNITY RESOURCES

SENIOR ADULTS

"My Plate ~ Eating the Healthy Way"

Virginia Cooperative Extension's Sherry Bazemore provided yet another great program for Pinecroft Apartment residents. Ms. Bazemore hosted an interactive discussion about starting with small changes to make healthier choices people can enjoy. Suggested changes: making half of your plate fruits & vegetables, make half your grains whole grains, move to low-fat and fat-free milk or yogurt, vary your protein, consuming food and beverages with less sodium, saturated fats and added sugars. Ms. Bazemore provided a simple yogurt

parfait demonstration and shared with participants along with the printed recipe. Residents enjoyed the healthy snack and several nice giveaways.



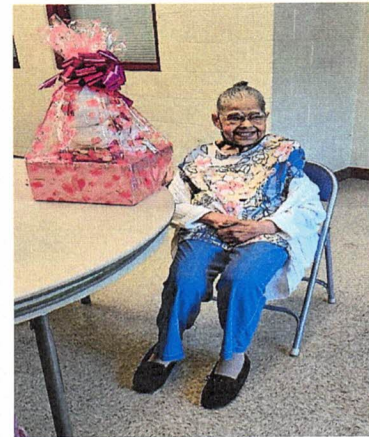
NNNPL's Outreach Dept. Senior Paint Parties

Newport News Public Libraries Outreach Department concluded it's amazing series of outreach events with special paint party events at Ashe Manor and Pinecroft Apartments. Outreach staff took special care with these finale events by transforming the community areas into a painting paradise. Participating residents were carefully instructed, step by step, in order to bring their blank canvas' to life. Not one resident walked away without being surprised and pleased with their creations. The activities that NNPL have sponsored over the past several months have had many beneficial effects on individuals and the community as a whole. Camaraderie, fun, laughter, increased confidence and feeling cared about are just a few of the positives. The outreach staff will be returning in the fall to begin another series of programs. They will hopefully be ready to "roll out" their bookmobile as well.



Other Happenings in June...

Ms. Annie Davis, resident at Ashe Manor, turned 95 years old in June. Ms. Davis attends as many programs as she can. She is kind, always has a smile on her face and has a better memory than people half her age.



Resident Council Meetings took place in all senior communities in June.

Tiffany Franklin with *InnovAge PACE* held a paint program at *Spratley House* in June. Her events are always well received by residents.

Serve the City (STC) volunteers continue to provide programs monthly at Ashe Manor and Spratley. They play Bingo, win small prizes, enjoy snacks and generally have lots of fun.

COMMUNITY RESOURCES

YOUTH

NNRHA, in collaboration with HUD Strong Families, provided residents of Aqueduct and Marshall Courts with a Family Fun Day entitled "A healthy outside starts from inside." There were a plethora of activities and engagements for the adults and children, such as a selfie photo booth, face painting, free haircuts, line dancing, jewelry beading, painting, and more! Bayport Credit Union provided financial literacy and job opportunity information, Britney Braids provided healthy hair care tips and demonstrations, Odyssey Community Services provided mental health awareness, and FSS provided families with information about the program and its benefits. Healthy snacks were served along with wellness tips to promote healthy families. There were many families that entered into the essay contest, "What does being a strong and healthy family mean to you", for a chance to win \$50. Sky Zone in Hampton donated 150 free jump passes to NNRHA children in both Marshall and Aqueduct. Both events were successful and ran smoothly. We had an amazing turn out and thanked everyone who participated, attended, and contributed.



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

Property	Occupancy Rate	Approved/Eligible	Pending	Total
Orcutt Townhomes III	97%	1	2	3
Cypress Terrace	96%	10	19	29
Oyster Point/Brighton	96%	10	50	60
Great Oak	99%	100	255	355
Lofts on Jefferson	85.71%	3	7	10
Jefferson Brookville	92%	0	8	8
Lassiter Courts	96%	3	224	227
Spratley House	96%	6	19	25

Family Self Sufficiency (FSS)

Following is a current breakdown of the status of FSS participants in the Public Housing and Housing Choice Voucher Programs for the month of June, 2023.

Participants:	Public Housing	Housing Choice Voucher	Total
Total number in FSS Program	21	101	122
Employed	10	76	86
Currently not working	8	20	28
Attending Virginia Peninsula Comm. College	0	1	1
Enrolled in other Training Program	1	2	3
Employed and going to school	2	2	4
Participants with escrow accounts	9	52	61

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

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	NRRHA Held Reserve Balance	HUD Held Reserve Balance
CY Housing Choice 2023 Annual Budget Authority Housing Choice Voucher Funding												
Mainstream Voucher Program Funding Emergency Housing Voucher Program Funding												
HCV Units 2506 VASH units 54 CNI tenant protection 247 Warwick SRO - RAD2 88 Mainstream Vouchers 2895 Emergency Housing Vouchers 141 Total Vouchers 32 Total Vouchers 3068												
January	HCV 2751	95.0%	\$ 2,051,002.00	\$ 745.55	\$ (41,685.00)	98.0%	98.0%	\$ 2,092,687.00	\$ 1,000.00	\$ 1,000.00	\$ 202,264.00	\$ 1,583,151.72
	MS 113	80.1%	\$ 81,036.00	\$ 717.13	\$ 3,570.00	104.6%	104.6%	\$ 77,466.00	\$ -	\$ -	\$ 35,304.00	\$ 1,691,973.47
	EHV 27	84.4%	\$ 26,175.00	\$ 969.44	\$ 7,740.00	142.0%	142.0%	\$ 18,435.00	\$ -	\$ -	\$ (21,786.00)	\$ 173,955
February	HCV 2727	94.2%	\$ 2,069,096.00	\$ 758.74	\$ (23,591.00)	98.9%	98.4%	\$ 2,092,687.00	\$ 140.00	\$ 140.00	\$ 225,995.00	\$ 1,800,787.22
	MS 115	81.6%	\$ 82,807.00	\$ 720.06	\$ 5,341.00	106.9%	105.8%	\$ 77,466.00	\$ -	\$ -	\$ 29,963.00	\$ 191,576
	EHV 27	84.4%	\$ 26,175.00	\$ 969.44	\$ 7,740.00	142.0%	142.0%	\$ 18,435.00	\$ -	\$ -	\$ (29,526.00)	\$ 169,993
March	HCV 2730	94.3%	\$ 2,095,363.00	\$ 767.53	\$ 8,417.00	100.4%	99.1%	\$ 2,086,946.00	\$ 285.00	\$ 285.00	\$ 217,863.00	\$ 1,935,682.97
	MS 115	81.6%	\$ 86,256.00	\$ 750.05	\$ 7,533.00	109.6%	107.0%	\$ 78,723.00	\$ -	\$ -	\$ 22,430.00	\$ 198,036
	EHV 27	84.4%	\$ 24,540.00	\$ 908.89	\$ (23,510.00)	51.1%	90.5%	\$ 48,050.00	\$ -	\$ -	\$ (6,016.00)	\$ 136,416
April	HCV 2721	94.0%	\$ 2,140,086.00	\$ 786.51	\$ 53,140.00	102.5%	100.0%	\$ 2,086,946.00	\$ 951.00	\$ 951.00	\$ 165,674.00	\$ 2,176,631.72
	MS 119	84.4%	\$ 88,565.00	\$ 744.24	\$ 8,884.00	111.1%	108.1%	\$ 79,681.00	\$ -	\$ -	\$ 13,546.00	\$ 203,538
	EHV 29	90.6%	\$ 26,489.00	\$ 913.41	\$ 3,931.00	117.4%	96.2%	\$ 22,558.00	\$ -	\$ -	\$ (9,947.00)	\$ 128,331
May	HCV 2726	94.2%	\$ 2,183,916.00	\$ 801.14	\$ 318,598.00	117.1%	103.1%	\$ 1,865,318.00	\$ 190.00	\$ 190.00	\$ (152,734.00)	\$ 2,533,155.47
	MS 117	83.0%	\$ 85,166.00	\$ 727.91	\$ 2,509.00	103.0%	107.0%	\$ 82,657.00	\$ -	\$ -	\$ 11,037.00	\$ 212,596
	EHV 27	84.4%	\$ 27,188.00	\$ 1,006.96	\$ (15,258.00)	64.1%	87.1%	\$ 42,446.00	\$ -	\$ -	\$ 5,311.00	\$ 100,358
June	HCV 2716	93.8%	\$ 2,192,779.00	\$ 807.36	\$ 132,221.00	106.4%	103.6%	\$ 2,060,558.00	\$ -	\$ -	\$ (67,061.00)	\$ 2,566,416.22
	MS 123	87.2%	\$ 88,945.00	\$ 723.13	\$ 40,008.00	181.8%	115.2%	\$ 48,937.00	\$ -	\$ -	\$ (28,971.00)	\$ 247,338.00
	EHV 27	84.4%	\$ 27,459.00	\$ 1,017.00	\$ 1,284.00	104.9%	83.6%	\$ 26,175.00	\$ -	\$ -	\$ 4,027.00	\$ 88,656.50
											\$ 13,403,043.00	\$ 2,566.00
											\$ 12,906,171.00	\$ -