



REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

March 2025

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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PUBLIC AND ASSISTED HOUSING OCCUPANCY REPORT

Total Waiting List Applications	
Public Housing	709
Approved/Eligible	84
Pending	625
Housing Choice Voucher	4612
Approved/Eligible	31
Pending	4581

The pending application numbers for the Public Housing Program (989) and the Housing Choice Voucher Program (8562) 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	7
Housing Choice Voucher	5
Mod-Rehab (SRO)	2
Total	14
Occupancy Statistics:	
Public Housing Program	94%
Housing Choice Voucher Program	87%
Mod-Rehab Program (Warwick SRO)	95%
Mod-Rehab (Warwick SRO)	84
Avg. # Leasing Days (PH)	32
Avg. Rent for Move-Ins (PH)	\$378
New Mod-Rehab (SRO) participants	\$231
Total Public Housing	799
Housing Choice Vouchers	2,936
Lease Rate – February 2025	87%

Average Family Rent Contribution for Move-ins Last Month:	
Public Housing	\$378
Housing Choice Voucher	\$235
Warwick SRO	\$231
Cumulative Percentage of Section 8 Budget Authority Utilized February 2025	102%

HOMEOWNERSHIP PROGRAM

Since the Inception of Program

198 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	69	\$6,675,318
PH Families	56	\$5,852,540
HCV-V Home-ownership	73	\$12,377,488

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

HCV-V numbers reflect current program participants.

**Other NNRHA Controlled Multi-Family Properties
Waiting Lists as of February 2025**

Property	Occupancy Rate	Approved/Eligible	Pending	Total
Orcutt Townhomes III	90%	0	0	0
Cypress Terrace	89%	0	0	0
Oyster Point/Brighton	92%	0	0	0
Great Oak	94%	292	191	483
Lofts on Jefferson	79%	1	0	1
Jefferson Brookville	98%	1	21	22
Lassiter Courts	86%	3	246	249
Spratley	90%	0	38	38

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 February 2025.

Participants	Public Housing	Housing Choice Voucher	TOTAL
Total number in FSS Program	40	98	138
Employed	21	70	91
Currently not working	19	21	40
Attending Thomas Peninsula Comm. College	0	0	0
Attending Christopher Newport Univ.	0	0	0
Enrolled in NNRHA Computer Training/GED	2	1	3
Enrolled in other Training Programs	2	3	5
Employed and going to school	2	3	5
Total Number of participants with escrow accounts	18	63	81

COMMUNITY RESOURCES

COMMUNITY RESOURCES

Newport News Redevelopment and Housing Authority Installation Ceremony: A New Chapter Begins

On February 27, 2025, at 11:00 AM, the Newport News Redevelopment and Housing Authority (NNRHA) conducted its Installation Ceremony at the Marshall Courts Recreation Center. The event brought together NNRHA staff and community members to witness the swearing-in of the newly appointed Resident Council Officers. This ceremony underscored the Authority's commitment to community development and affordable housing, celebrating past accomplishments while looking ahead to a promising future under new leadership.



Go Red for Women Event Advances Heart Health Awareness

On February 27, 2025, the Marshall Courts Recreation Center hosted the Go Red for Women event to promote heart health awareness. A key highlight was a guest speaker who shared a personal story, emphasizing heart disease as a significant health risk for both genders and advocating for proactive lifestyle changes and regular check-ups. The event also included a fashion show that showcased outfits themed around heart health awareness, creating a vibrant atmosphere. Local vendors presented health-focused products, allowing attendees to explore ways to improve their well-being. Ultimately, the event successfully combined education and community engagement, inspiring participants to prioritize heart health and reinforcing the importance of collective efforts against heart disease. Attendees left with valuable insights and a renewed commitment to healthier living.



All Ways There Home Care Personal Care Aide (PCA)

Kim Hobbs, the Owner and CEO of All Ways There Home Care, provided a complimentary seven-day Personal Care Aide (PCA) course for residents of the NNRHA. The training was held from February 24, 2025 to March 3, 2025. On the first day, seven residents participated in the PCA course, including three from Marshall Courts, three from Aqueduct Apartments, and one from Cypress Terrace Apartments. The PCA training covered key topics such as safety, infection control, and CPR. Upon completing the training, participants had the chance to apply for positions with All Ways Home Health Care and be assigned to cases as openings arose.



Southeastern Virginia Housing Services Presents: Boots on the Ground

On February 26, 2025, from 10:00 AM to 12:00 PM, seniors from the Newport News Redevelopment and Housing Authority took part in the "Boots on the Ground" event, hosted by Southeastern Virginia Housing Services. This event took place at the Downing-Gross Cultural Arts Center and aimed to connect seniors with local resources related to housing and well-being. It featured discussions on health programs and financial literacy, as well as booths from various supportive organizations. Additionally, attendees enjoyed line dancing. Overall, the event was a success in promoting senior engagement and showcasing collaborative efforts to improve the quality of life for residents in Newport News.



FINANCE

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY
2025 Housing Choice and Mainstream Voucher Program Utilization Report - Actual
For the Year Ending December 31, 2025

CY Housing Choice 2025 Annual Budget Authority	\$ 28,885,626	Final 99.5% proration
Housing Choice Voucher Funding	<u>\$ 28,885,626</u>	
Mainstream Voucher Program Funding	\$ 1,202,431	Final - 100%
Emergency Housing Voucher Program Funding	\$ 369,505	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	32	
Total Vouchers	<u>3157</u>	

<u>Month</u>	<u># of Vouchers Utilized</u>	<u>Lease Rate</u>	<u>HAP Payments to Landlords</u>	<u>Avg HAP</u>	<u>Monthly +/- Dollar Utilization</u>	<u>Monthly Amount of Funding Utilized</u>	<u>Year to Date Amount of Funding Utilized</u>	<u>Funding From HUD</u>	<u>Fraud Recovery</u>	<u>Other Sources Of Funds</u>	<u>NMRHA Held Reserve Balance</u>	<u>HUD Held Reserve Balance</u>
January	HCV 2592	86.9%	\$ 2,297,289.00	\$ 886.30	\$ 53,685.00	102.4%	\$ 2,243,604.00	\$			(\$ 837,535.00)	3,941,199.50
	MS 132	93.6%	\$ 109,312.00	\$ 828.12	\$ 10,140.00	110.2%	\$ 99,172.00				(\$ 120,331.00)	(\$ 7,776.50)
	EHV 29	90.6%	\$ 25,443.00	\$ 877.34	\$ 4,550.00	121.8%	\$ 20,893.00				27,522.00	90,012.58
February	HCV 2592	86.9%	\$ 2,366,953.00	\$ 913.18	\$ 37,714.00	101.6%	\$ 2,329,239.00	\$			(\$ 675,249.00)	3,934,410.00
	MS 131	92.9%	\$ 105,852.00	\$ 808.03	\$ 6,680.00	106.7%	\$ 99,172.00				(\$ 127,011.00)	(\$ 11,375.50)
	EHV 29	90.6%	\$ 26,192.00	\$ 903.17	\$ 4,209.00	119.1%	\$ 21,983.00				23,313.00	98,821.66
								<u>\$ 4,814,063.00</u>		<u>\$ -</u>		

ADMINISTRATIVE SERVICES

ADMINISTRATIVE SERVICES

National Employee Appreciation Day

National Employee Appreciation Day was launched in 1995 as an opportunity to celebrate, recognize and show appreciation for employees. It is observed annually on the first Friday of March. On March 7th, the Executive Director emailed the staff recognizing the day and thanking them for their hard work and dedication on behalf of the authority. Additionally, as a token of appreciation, the staff was provided a \$10.00 WAWA gift card. Studies show that recognition and appreciation play a major role in employee morale, engagement and job satisfaction. The staff was very appreciative of what was done to recognize them on their day.

COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT

Community Development Block Grant (CDBG)

The CDBG Application Review Committee had two new members this year. Orientation for the two new members was held on February 5th. Application binders were delivered to all application review committee members on Friday, February 14th. The applicant presentations were held on February 27, 2025. All applicants were represented and each gave a three-minute presentation about their respective organizations and plans. All participants were also informed that the funding for 2025 - 2026 CDBG grants may or may not be impacted by federal budget decisions.

After the public portion of the meeting was adjourned, the committee and staff from NNRHA and the City of Newport News met to solidify its recommendations for the most efficient and effective use of anticipated CDBG funds.

Sponsoring Partnerships & Revitalizing Communities (SPARC)

The SPARC program allows those buyers utilizing a Virginia Housing loan product to buy down their interest rate by 1%. With the addition of SPARC funding, we are able to expand our reach and offer Down Payment Assistance to qualified buyers. SPARC allocations are approved on an annual basis. This current program year for SPARC funding began July 1, 2024, and will conclude June 30, 2025. NNRHA has expended \$3,799,204 of the total \$4M awarded to serve the citizens of Newport News.

REDEVELOPMENT & HOMEOWNERSHIP

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

Down Payment Assistance (DPA)					
Fiscal Year: July 1, 2024 – June 30, 2025					
(Completed)	Denied	Pending Additional Documentation	Current Month (Completed)	Underwriting in Process	Withdrew
3	4	5	0	1	1

New DPA Applications February 2025	Total DPA Applications Received for July 1, 2024 – June 30, 2025
1	14

Total Housing Rehabilitation Activity for February 2025	
	Residential Repair Program
Projects Completed	1
Projects in Underwriting	16
Projects Pending Approval	0
Projects Ongoing	1
Projects Ineligible	0
Total	18

New Housing Rehabilitation Applications for January 1, 2025-February 28, 2025	Total New Housing Rehabilitation Applications Received for July 1, 2024 - June 30, 2025
3	26

Total Housing Rehabilitation Activity for Fiscal Year July 1, 2024 – June 30, 2025	
	Residential Repair Program
Projects carried over from Previous Fiscal Year	9
Projects Completed	15
Projects Ineligible	11
Total	35

MARSHALL-RIDLEY RESIDENTIAL FACADE PROGRAM

The Marshall-Ridley Residential Facade Program is a \$2.1 million grant program to assist owner-occupied homeowners 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 87 have been processed and are currently at varying stages as indicated in the chart below:

Marshall-Ridley Residential Facade Program Activity Tracker

Total Applicants	113
Finance Review	97
Inspected	85
Codes Review	73
Contract Pending	1
Contracted	2

Contracted	2
Completed	65
Ineligible	32

CAPITAL ACTIVITY

Marshall Courts – Phase VII Demolition of 88 Units

All residents have been relocated from the 88 apartments in the demolition phase of Marshall Courts. The contractor has been given the notice to proceed and is currently preparing the site. The project is scheduled to be completed in November 2025.

Orcutt Townhomes I

The fabrication of 6 accessible lift systems for Orcutt Townhomes I is underway. The first systems are anticipated to be installed the week of March 10, 2025. After the lift installations are complete, the City and VHDA will conduct final inspections of those units.

Aqueduct Apartments

The anticipated start date is March 24, 2025 for the repaving project for Aqueduct Apartments to be completed by Centennial Contractors. This project will be performed in several phases to minimize impact on residents. DJG Inc. Architects have completed specifications and the scope of work for the window replacement project at Aqueduct Apartments. We anticipate that work will begin later this spring.

Marshall Courts Apartments

Centennial Contractors is preparing to mobilize and begin exterior renovations for Marshall Courts Phase I. All material selections have been finalized. The contractor is securing materials and construction will begin later this month.

Southeastern Family Project (2351 Terminal Ave.)

Renovation work at the Southeastern Family Project Building is progressing well. The HVAC system is currently being installed. Windows and cabinets will be delivered soon. The project is anticipated to be completed by late April or early May.

Ashe Manor

The Ashe Manor kitchen cabinet replacement project was awarded to Stuart's Contracting, LLC. The notice to proceed was issued on February 26, 2025. Materials and supplies are in the process of being ordered, secured, and stored. The timeline for completing this project is 210 calendar days.

Pincroft Apartments

DJG Inc. Architects are completing specifications and the scope of work for capital improvements to Pincroft Apartments. NNRHA procurement staff will initiate contractor solicitation in coming weeks.

**CHOICE
NEIGHBORHOOD
INITIATIVE
(CNI)**

CHOICE NEIGHBORHOOD INITIATIVE (CNI)

Lift and Rise on Jefferson

Lift and Rise on Jefferson, which includes the 2700 and 2800 buildings, currently maintains an occupancy rate of 93%. There are five affordable (tax-credit) units and one market-rate unit available for rent.

A new Maintenance Supervisor started on January 6, 2025. The Pennrose Property Management Team is actively recruiting for the Property Manager role. In the interim, a temporary Property Manager is managing operations until the position is filled.

Legacy Landing

Former Ridley Place Site-(12th-18th Street between Jefferson and Ivy Ave)

CNI III-R – Leasing in process

As of March 2025, the Legacy Landing Lease Up Report indicates a total of 155 units across Phase III (71 units) and Phase IV (84 units). Currently, only Phase III is actively leasing. A total of 350 applications have been received, with 50 coming from former Ridley residents. So far, 22 units have been occupied, with 20 of those leased to former Ridley residents, and 27 applications are still in process.

There are an additional 13 applications from returning Ridley residents that have been approved for move-in, while 14 applications remain in process. Additionally, 3 applications have been cancelled or denied. Legacy Landing. Lease-up report is as follows:

Legacy Landing Lease Up Report	Updated as of January 2025		
	Phase III- R 71 units	Phase IV- R 84 units	Total 155 units
Total Units Occupied	22		22
Total Applications Approved for Move in:	13		13
Applications from General Public	350		350
Applications from Former Ridley Residents	50		50
Total Applications in Process:	27		27
Returning Ridley Residents			
Applications Approved for Move-in:	13		13
Moved- in	20		20
Applications In-process	30		30
Awaiting processing	14		14
Application Cancelled or Denied	3		3

CNI IV-R - Construction is approximately 99% completed

The schedule has been extended by two weeks due to the additional work on the right of way (ROW) lighting and stormwater systems. As a result, the overall project completion is now projected for the end of August 2025. This timeline pertains to all site work and other activities on the property that do not directly impact the townhome move-ins. Since the ROW lighting has the longest duration, it is driving the overall project timeline. Consequently, occupancy is now expected to begin in the last week of June 2025.

Although applications are still under review, both property management and the NNRHA team are proactively coordinating the necessary inspections to ensure a smooth transition when the buildings are completed, allowing for seamless move-ins.

- Infrastructure: 96% complete.
- Wellness Trail: 72% complete.
- Seafood Market: Ground breaking slated to begin in the summer of 2025.
- Retail: 100% complete.

Phase V -Downtown Phase 28th Street and Washington Avenue

On March 18, 2025, WRT will present at the Citizen Advisory Committee (CAC) meeting, where they will highlight the latest design improvements, including key design changes. This short session will provide the community with an opportunity to review and discuss these updates as part of the ongoing Phase V development process, prior to submitting the design for the Regional Business District - City of Newport News Virginia Design Review Application

Urban Strategies, Inc.

As of January 2025, the USI Newport News team has completed assessments for 209 families, showcasing their dedication to supporting the Marshall Ridley community. The top three service linkage categories for January were basic/emergency Services, early childhood, and health & wellness.

The USI's Family Support Specialist (FSS) team focused on providing basic and emergency needs, helping families with

services like transportation, rental assistance, utility support, and food. The FSS team continues to visit homes, make calls, and send texts to help stabilize families by connecting them with necessary resources.

As of December 2024, the USI Newport News team is steadily progressing, completing assessments for a total of 208 families. This accomplishment reflects the team's continued dedication to engaging with and supporting the Marshall Ridley community.

Looking ahead, USI will host a Partner Meeting on April 24, 2025, from 11:30 AM to 1:30 PM at Downing-Gross Cultural Arts Center. This meeting will bring together key partners, stakeholders, and community members to discuss the next steps in the Marshall-Ridley Choice Neighborhood Initiative project. Updates on current and future initiatives will be shared, and the gathering will serve as an important platform for collaboration. The meeting aims to ensure that all parties are aligned in their ongoing efforts to support residents and advance the revitalization of the Marshall-Ridley community.