

# REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

## MARCH, 2021

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.



## CONTENTS

|                         |        |
|-------------------------|--------|
| Community Development   | Page 1 |
| Housing                 | Page 3 |
| Family Self Sufficiency | Page 3 |
| Administrative Services | Page 5 |
| Wait List Data          | Page 6 |
| Finance                 | Page 7 |



## **BOARD OF COMMISSIONERS**

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## COMMUNITY DEVELOPMENT

### COMMUNITY DEVELOPMENT

The Five-Year Consolidated Housing and Community Development Plan for FY 2020-2024 is under review by HUD for final approval. Planning for the 2<sup>nd</sup> Year Annual Action Plan (program year 2021-2022) is underway.

#### CHDO ACTIVITY

##### Habitat for Humanity–Greater Peninsula Williamsburg (HFHGPW)

#### FY2019-2020 CHDO Contract:

The properties listed below were transferred to HFHGPW for development of 3 single family homes using HOME funds.

711 21<sup>st</sup> Street: A building permit has been issued and construction has been delayed due to weather.

2102 Madison Avenue: Exterior work has been completed, insulation is being installed and sheetrock installation will commence soon.

2104 Madison Avenue: Foundation has been completed; framing has begun.

### INDIEDWELL CONTAINER HOUSING

Matt Burton, architect for the project, will submit the IndieDwell plans to the City for review by mid-March. After the plan review process, we anticipate advertising the bid package in May and starting construction in June.

### REHABILITATION

Feasibility Inspections continue to be conducted for all Residential Rehabilitation Programs with fourteen (14) Emergency repairs four (4) Open House cases and two (2) HOMEcare cases completed since July 1, 2020.

#### Total Housing Rehabilitation Activity for Fiscal Year July 1, 2020 – June 30, 2021

|                          | Emergency Repair | Open House | HOMEcare | All Programs |
|--------------------------|------------------|------------|----------|--------------|
| Projects in Underwriting | 4                | 1          | 1        | 6            |
| Projects Pending Appr    | 3                | 0          | 0        | 3            |
| Ongoing Projects         | 4                | 1          | 0        | 5            |
| <b>Total in Process</b>  | <b>11</b>        | <b>2</b>   | <b>1</b> | <b>14</b>    |

### REDEVELOPMENT

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



| Down Payment Assistance (DPA)            |        |  |                                 |                            |
|--|--------|--|---------------------------------|----------------------------|
| Fiscal Year: July 1, 2020 – June 30-2021 |        |  |                                 |                            |
| Program Year 20-21<br>(Completed)        | Denied | Pending<br>Additional<br>Documentation | Current<br>Month<br>(Completed) | Underwriting in<br>Process |
| 4  | 0      | 5                                      | 0                               | 4                          |

## **RENTAL ASSISTANCE DEMONSTRATION**

### **Spratley House (50 Apartments)**

The financing plan for Spratley House was approved by HUD and NNRHA received the RAD Conversion Commitment (RCC) on February 9, 2021. The closing package is currently under review by HUD. We anticipate closing to occur in late March or early April and construction to begin in April.

### **Marshall Courts Phase VI (12 Apartments)**

The Marshall Courts Phase VI renovation project is progressing well. Renovations are underway on all 6 buildings. Exterior renovations are nearing completion. The general contractor is moving forward with interior finishes such as installation of interior doors, trim, painting, and VCT tile.

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

Site plans for the first phase of new housing, Carrier Point I and II, are under review by the Newport News Planning Department. This development includes two multi-family buildings, located on Jefferson Avenue between 27<sup>th</sup> and 29<sup>th</sup> Streets. Construction is scheduled to begin in April 2021 with a projected completion date of summer 2022.

Planning for the design and financing for Phase II development on the Ridley site has begun. The Citizens Advisory Committee and City and NNRHA staff is working with the design team to develop a final concept plan for the site. Preparation

for demolition of the existing Ridley Place housing is underway.

In preparation for the new development on the Ridley site, current residents are issued housing vouchers and relocate to new apartments. As of March 8, 2021, 239 vouchers were issued and 191 families have found new housing. The remaining families are in the housing search process. It is anticipated that all residents will be relocated by the spring of 2021.

The financing package for construction of Phase I housing is nearly complete. The package includes Low-Income Housing Tax Credits, state grants, and city funds. The project received additional funding from the Virginia Department of Housing & Community Development in the amount of \$2.8 million on March 1, 2021. Preparation has also begun to secure low-income housing tax credits and other funding for Phase II – Ridley Place development.

## **Tax-Exempt Multifamily Housing Bonds**

NNRHA staff has received an application from Harbour – Newport News Limited Partnership c/o Silver Street Development Corporation for an additional issuance, by the Authority, of up to \$1,000,000 of its Multifamily Housing Revenue Bonds to assist the Borrower in financing a portion of the cost of acquiring, constructing, renovating, rehabilitating, and equipping the multifamily residential rental housing project located at 2300-2382 Madison Avenue.



## PUBLIC AND ASSISTED HOUSING

### OCCUPANCY REPORT *Total Waiting List Applications:*

|                   |     |     |
|-------------------|-----|-----|
| Public Housing    |     | 492 |
| Approved/Eligible | 85  |     |
| Pending           | 407 |     |
| Section 8         |     | 722 |
| Approved/Eligible | 149 |     |
| Pending           | 573 |     |

The pending numbers for the Public Housing Program (407) and the Housing Choice Voucher Program (614) 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 February***

|                        |           |
|------------------------|-----------|
| Public Housing Program | 0         |
| Housing Choice Voucher | 17        |
| Mod-Rehab (SRO)        | 1         |
| <b>Total</b>           | <b>18</b> |

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

|   |        |
|---|--------|
| Public Housing Program (of 1,148 units) | 98.70% |
| Section 8 Program (baseline 2,776);     | 93.4%  |

|                           |      |
|---------------------------|------|
| Warwick SRO (of 88 units) | 100% |
|---------------------------|------|

|   |    |
|---|----|
| Avg. # of Leasing Days (Public Housing) | 0* |
|---|----|

\*No units leased due to units needed for renovation transfers

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

|                           |        |
|---------------------------|--------|
| 1. Public Housing         | \$ 0.  |
| 2. Housing Choice Voucher | \$314. |
| 3. Warwick SRO            | \$ 57. |

|                       |       |
|-----------------------|-------|
| Lease Rate – Feb 2021 | 93.4% |
|-----------------------|-------|

|   |       |
|---|-------|
| Cumulative Percentage of Section 8<br>Budget Authority Utilized Feb, 2021 | 92.2% |
|---|-------|

## FAMILY INVESTMENT CENTER (FIC) ACTIVITIES

| EMPLOYED F.I.C. PARTICIPANTS<br>February, 2021<br>(since 1995) |              |
|--|--------------|
| Aqueduct   | 112          |
| Ashe Manor   | 0            |
| Brighton   | 46           |
| Cypress  | 24           |
| Dickerson  | 185          |
| Harbor Homes   | 126          |
| Lassiter   | 95           |
| Marshall   | 160          |
| Orcutt   | 28           |
| Orcutt TH  | 10           |
| Oyster Point   | 23           |
| Pinecroft  | 7            |
| Ridley   | 383          |
| Section 8  | 71           |
| Spratley   | 2            |
| <b>Total</b>   | <b>1,272</b> |

## FAMILY SELF-SUFFICIENCY (FSS) UPDATE

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

|                                     |            |
|-------------------------------------|------------|
| Housing Choice Voucher Families/FSS | 69         |
| Public Housing Families/FSS:        | 56         |
| HCV Homeownership:                  | 61         |
| <b>Total</b>                        | <b>186</b> |

## WORKFORCE DEVELOPMENT

The Family Investment Center Coordinator along with other Workforce Development individuals and



organizations are a part of the Network2Work pilot program, spearheaded by the Hampton Roads Workforce Council. The network is currently looking for employers and service providers to join the team. The goal is to assist employers with recruitment, training and certifying candidates along with connecting the job seeker with supportive services (childcare, transportation) to ensure employee success. The launch date is TBD.

The Volunteer Income Tax Assistance program began on Monday, February 8, 2021 and will end on April 15, 2021. To date approximately 20 tax returns have been prepared that generated \$19,522 in Federal refunds and \$1,202 in Virginia state refunds.

### **Seniors Receive 1<sup>st</sup> Dose of COVID-19 Vaccine**

NNRHA coordinated with the City of Newport News and Riverside Regional Medical Center to offer Pfizer-BioNTech COVID-19 vaccinations to NNRHA seniors 65 years and above. Each resident at Ashe Manor, Spratley House and seniors residing at Marshall Courts were contacted to discuss their interest in receiving the vaccine. A total of 23 seniors received their first dose of the vaccine at Achievable Dream Academy High School on Saturday, February 27<sup>th</sup>. The second clinic took place on Saturday, March 6<sup>th</sup>. Residents from Pinecroft Apartments and Jefferson Brookeville Apartments attended the clinic. A total of 34 residents received their first dose. Staff are currently registering residents from Great Oak Apartments and several, from previously mentioned communities, to receive their first dose of the vaccine at the upcoming vaccination clinic at

Achievable Dream Elementary on March 20<sup>th</sup>. For those without transportation we are arranging it using funds from the CARES Act. Appointments for the second dose have already been scheduled. Many of the seniors expressed gratitude for being offered the vaccine. Most seniors who have PCPs with Riverside, Sentara and the VA have received at least their 1<sup>st</sup> vaccine, some did not meet the age criteria.



### **Community Partner Spotlight:**

**New Living Stone Christian Church** provided beautiful Valentine's Day gift bags to numerous seniors at Great Oak Apartments, Spratley House, Pinecroft Apartments, and Ashe Manor. Seniors expressed surprise and delight over the thoughtful gesture.

**Peninsula Agency on Aging and InnovAge PACE** has collaborated very closely with Resident Relations Advisor to address several particularly complicated resident issues.

**House of Blessings Holiness Church** has been providing a food distribution on a weekly basis to Spratley House for several months. In February, they added Ashe Manor.

## **ADMINISTRATIVE SERVICES**

### **SENIOR RESIDENTS COVID-19 CARE PACKAGES**

In our continuing efforts and commitment to provide a safe environment and minimize the exposure and transmission of COVID-19, we provided our senior residents with a care package that included the following:

Custom Printed Shopper Bag

16 oz. Gel Hand Sanitizer

2 oz. Travel Gel Sanitizer

Package of Microbicide Disinfectant Wipes

10 Pack 3 Ply Surgical Masks

We received feedback that indicated the packages were well received and much appreciated.



**Other NNRHA Controlled Multi-Family Properties  
Waiting Lists as of February, 2021**

| <b>Property</b>       | <b>Occupancy Rate</b> | <b>Approved/Eligible</b> | <b>Pending</b> | <b>Total</b> |
|-----------------------|-----------------------|--------------------------|----------------|--------------|
| Orcutt Townhomes III  | 100%                  | 16                       | 10             | 26           |
| Cypress Terrace       | 100%                  | 10                       | 59             | 69           |
| Oyster Point/Brighton | 99%                   | 10                       | 96             | 106          |
| Great Oak             | 98%                   | 90                       | 60             | 150          |
| Lofts on Jefferson    | 100%                  | 6                        | 2              | 8            |
| Jefferson Brookville  | 98%                   | 7                        | 9              | 16           |
| Lassiter Courts       | 99%                   | 16                       | 53             | 69           |

**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 February, 2021.

| <b>Participants:</b>                  | <b>Public Housing</b> | <b>Housing Choice Voucher</b> | <b>Total</b> |
|---------------------------------------|-----------------------|-------------------------------|--------------|
| <b>Total</b> number in FSS Program    | 28                    | 73                            | <b>101</b>   |
| Employed                              | 16                    | 44                            | <b>60</b>    |
| Currently not working                 | 9                     | 26                            | <b>35</b>    |
| Attending Thomas Nelson Comm. College | 0                     | 1                             | <b>1</b>     |
| Enrolled in other Training Program    | 3                     | 1                             | <b>4</b>     |
| Employed and going to school          | 0                     | 1                             | <b>1</b>     |
| Participants with escrow accounts     | 12                    | 34                            | <b>46</b>    |



**NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY**  
**2021 Housing Choice and Mainstream Voucher Program Utilization Report - Actual**  
**For the Year Ending December 31, 2021**

|  |  |  |  |  |  |  |  |  |  |  |  |  |                                    |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|------------------------------------|--|
|  |  |  |  |  |  |  |  |  |  |  |  |  | estimated budget:<br>Proration 99% |  |
| CY Housing Choice 2021 Annual Budget Authority |  |  |  |  |  |  |  |  |  |  |  |  |                                    |  |
| Additional VASH budget authority               |  |  |  |  |  |  |  |  |  |  |  |  |                                    |  |
| Additional CNI budget authority                |  |  |  |  |  |  |  |  |  |  |  |  |                                    |  |
| Housing Choice Voucher Funding                 |  |  |  |  |  |  |  |  |  |  |  |  |                                    |  |
| Mainstream Voucher Program Funding             |  |  |  |  |  |  |  |  |  |  |  |  |                                    |  |
| Baseline HCV Units                             |  |  |  |  |  |  |  |  |  |  |  |  |                                    |  |
| VASH units                                     |  |  |  |  |  |  |  |  |  |  |  |  |                                    |  |
| CNI tenant protection                          |  |  |  |  |  |  |  |  |  |  |  |  |                                    |  |
| Mainstream Vouchers                            |  |  |  |  |  |  |  |  |  |  |  |  |                                    |  |
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