PHA Plans

5 Year Plan for Fiscal Years 2026 - 2030

Annual Plan for Fiscal Year 2027

Approved by the Board of Commissioners September 15, 2026

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

Annual PHA Plan *(Standard PHAs and Troubled PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.
(1) ***High-Performer PHA*** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1

PHA Name: Newport News Redevelopment & Housng Authority **PHA Code:** VA003
PHA Type: ☑ Standard PHA ☐ Troubled PHA
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2027
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Public Housing (PH) Units 799 **Number of Housing Choice Vouchers (HCVs)** 3125
Total Combined Units/Vouchers 3924

PHA Plan Submission Type: ☑ Annual Submission ☐ Revised Annual Submission

Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

How the public can access this PHA Plan: 1. Wilbern Building - PHA Annual Plan and PHA Plan Elements - Main Office, 227 27th Street, Newport News, VA 23607 2. NNRHA Occupancy Office - PHA Annual Plan - 2709 Jefferson Avenue, Newport News, VA 23607 4. Lassiter Courts Rental Office - PHA Annual Plan 5. Spratley Rental Office - PHA Annual Plan 6. Ashe Manor Rental Office - PHA Annual Plan 7. Oyster Point Rental Office - PHA Annual Plan 8. Cypress Terrace Rental Office - PHA Annual Plan 9. Pinecroft Rental Office - PHA Annual Plan 10. Brighton Rental Office - PHA Annual Plan 11. Posted on the website - www.nnrha.net 12. Each Resident Council President and Resident Advisory Board Member, as in the past, will receive a copy of the approved PHA Plan along with a copy of the HUD Approval Letter.

☐ **PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV

B. Plan Elements

B.1 **Revision of Existing PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

Y	N	
☐	☑	Statement of Housing Needs and Strategy for Addressing Housing Needs.
☐	☑	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☑	☐	Financial Resources.
☑	☐	Rent Determination.
☐	☑	Operation and Management.
☐	☑	Grievance Procedures.
☐	☑	Homeownership Programs.
☑	☐	Community Service and Self-Sufficiency Programs.
☐	☑	Safety and Crime Prevention.
☐	☑	Pet Policy.
☑	☐	Asset Management.
☐	☑	Substantial Deviation.
☐	☑	Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Financial Resources.
See Attachment B-5

Rent Determination.
Public Housing Complexes and their Average Rent as of December 1, 2025 Southeast Complexes: Marshall Courts $299.07 *Ashe Manor $320.34 Summary-The analysis was prepared with the data as of December 1, 2025. We feel that income data and characteristics are sufficiently explained by these circumstances. for the covered developments and support the goals of Deconcentration of Poverty and Income mixing. In addition, we will review this data annually along with the Occupancy Policy as part of the planning process to further fair housing. Flat Rents-Effective January 1, 2026, we set our flat rents no lower than 80% of the Department of Housing and Urban Development established fair market rent (FMR) in their area by bedroom size. The affected families rent will change at their next income re-examination. Families still have the option of selecting the Income Based Rent, which in some cases may be lower. In addition, in some cases, the new flat rent may be phased in by $50 quarterly until the new rent amount is achieved. (Northend Complexes: Aqueduct $202.16 *Pinecroft $329.16 *Elderly Housing Public Housing Complexes and the Average Income Deconcentration Analysis as of December 1, 2025. Southeast Complexes Total Units Occupied Average Income Marshall Courts 244 $15,087.22 *Ashe Manor 49 $13,371.61 Northend Complexes 231 $11,466.19 *Pinecroft 137 $13,818.40 Average Incomer for all families $13,326.26 *Elderly Housing Exclusion The Established Income Range (EIR) is 85% to 115% of the PHA public housing income for the covered developments Established Income Range (EIR) for NNRHA: $11,327.32 to $15,325.19. Complexes Average Income for Complex Status vs. EIR Marshall Courts $15,087.22 Within Range (Complaint) Aqueduct $11,466.19 Within Range (Complaint)) Payment Standards-The Housing Choice Voucher Payment standard is used to calculate the Housing Assistance Payment (HAP) for families participating in the Section 8 program and is the maximum month assistance payment allowable, in accordance with HUD regulations. The Voucher Payment Standards, effective January 1, 2026 is set using the actual small area FMR up to 110%. The Voucher Payment Standards are now broken into bedroom size and zip codes throughout the city of Newport News.

Community Service and Self-Sufficiency Programs.
Community Service and Self-Sufficiency Programs-The Family Self-Sufficiency (FSS) program enrolled (5) Public Housing and (4) HCV new participants. A total of (3) participants purchased homes.

Safety and Crime Prevention.
The Newport News Redevelopment and Housing Authority have made no changes to plan since last year.

Asset Management.
Capital Needs Assessment (CNA) will be prepared and used as a tool to guide all capital rehabilitation needs: Physical Needs Assessments will be conducted for Aqueduct and Pinecroft Apartments in 2027 to support and prioritize future capital improvement. NNRHA is partnering with an outside consultant firm to determine the next steps regarding capital improvements and modernization.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

B.2 **New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y	N	
☐	☑	Choice Neighborhoods Grants.
☑	☐	Modernization or Development.
☐	☑	Demolition and/or Disposition.
☐	☑	Designated Housing for Elderly and/or Disabled Families.
☐	☑	Conversion of Public Housing to Tenant-Based Assistance.
☐	☑	Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
☐	☑	~~Homeownership Program under Section 32, 9 or 8(Y)~~
☐	☑	Occupancy by Over-Income Families.
☐	☑	Occupancy by Police Officers.
☐	☑	Non-Smoking Policies.
☐	☑	Project-Based Vouchers.
☐	☑	Units with Approved Vacancies for Modernization.
☐	☑	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Modernization or Development.
Capital Needs Assessment (CNA) will be prepared and used as a tool to guide all capital rehabilitation needs: Physical Needs Assessments will be conducted for Aqueduct and Pinecroft Apartments in 2027 to support and prioritize future capital improvement. NNRHA is partnering with an outside consultant firm to determine the next steps regarding capital improvements and modernization.

B.3 **Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

Housing activities in 2025 included: Two hundred thirty-nine (239) new Housing Choice Vouchers (HCV/Section 8) participants. One hundred nine (109) new families leased public housing units. The public housing lease rate for the year was 94.00%. There were 298 public housing applications and 4242 Section 8 applications processed in 2025. The Authority's Maintenance Department competed 10,629 work orders. On December 31, 2025 there were 128 families on the Section 8 and Public Housing waiting lists. NNRHA maintained 32 Emergency Housing Vouchers to assist families who are Homeless or have a higher risk of Housing instability. This partnership is between Continium of Care and NNRHA. Marshall-Ridley CNI Progress Update Housing Development Progress Legacy Landing I (Phase 3), Construction complete and consists of 71 mixed-income housing units. The property is 100% occupied. All 34 replacement housing units have been leased, supporting NNRHA's commitment to one-for-one replacement housing. Critical Community Improvement Projects - HUD Funded 2510 Jefferson Avenue Historic Redevelopment Redevelopment of a historic structure located within Newport News' former Black business district has been completed. Four residential units were leased as April 2025. The property includes retail and office space to support neighborhood economic activity. The site is located within both an Enterprise Zone and a HUBZone, creating opportunities for future business investment and job creation. Legacy Landing Commercial Space construction is 100% complete. NNRHA is actively marketing and recruiting small business tenants to occupy the commercial space and support long-term economic growth within the Choice Neighborhoods. People Development Progress. Urban Strategies, Inc. (USI), Newport News Public Schools (NNPS), and the Citizens Advisory Committee (CAC) continue to play a critical role in advancing resident outcomes and community engagement. Family Support and Case Management USI

	currently provides intensive case management services to 209 families. Residents receive individualized support in workforce development, childcare access, healthcare navigation, financial stability and educational advancement. NNPS continues to provide academic support, enrichment programming, and educational resources for school aged children residing within the Choice Neighborhood. These efforts improve educational achievement and long-term student success. CAC serves as a key resident-led advisory body. The committee ensures resident voices are incorporated into planning and implementation efforts, fostering transparency, trust, and community ownership throughout the redevelopment process. Successful Multiple housing phases have been completed and fully occupied, demonstrating continued progress toward neighborhood transformation and increased housing opportunities for residents. Commitment to One-for-One Replacement Housing NNRHA remains committed to replacing all 259 original Ridley Place public housing units through a combination of replacement housing units. Housing Choice Vouchers and high-quality mixed-income housing developments. Resident-Centered Rehousing and Right to Return The Right to Return strategy remains a priority. Former Ridley Place residents continue to be engaged through outreach, case management, and housing placement efforts to facilitate their return to newly developed communities. Comprehensive Community Revitalization The CNI extends beyond housing redevelopment to include investments in public infrastructure, health and wellness amenities, commercial revitalization, educational supports, and wrap around resident services. These efforts reflect NNRHA's holistic approach to creating a vibrant, sustainable, and opportunity rich community for current and future residents.
B.4	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. **See Attachment B-4 Pending Approval**
B.5	**Most Recent Fiscal Year Audit.** (a) Were there any findings in the most recent FY Audit? Y☑ N☐ (b) If yes, please describe: **See Attachment B-5**
C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y☑ N☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. **Overall, the information presented was approved and well accepted. There were suggestions to create more RAD properties or make significant interior updates to the public housing units. Also, increase the frequency of meetings with NNRHA staff. Offer additional community engagement regarding safety, trainings, FSS programs, and housing renovations and redevelopments.**
C.2	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.**

	Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations* *Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y☐ N☑ (b) If yes, include Challenged Elements.
C.5	**Troubled PHA.** (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y☐ N☐ N/A☑ (b) If yes, please describe:

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: *VA003-Newport News Redevelopment & Housng Authority Form HUD-50075-ST (Form ID - 9992) printed by Lisa Artis in HUD Secure Systems/Public Housing Portal at 09/29/2026 11:19AM EST*

NNRHA HUD Capital Improvements
5 Year Plan FFY 2026-2030

2026	Anticipated Budget	Proposed Revised Obligations	Anticipated $	
	$ 3,816,637.00			
		Operations	$	381,663.70
		Management Improvements	$	50,000.00
		Administration	$	381,663.70
		Aqueduct Ongoing Renovations	$	500,000.00
		Marshall Ongoing Renovations	$	1,000,000.00
		Pinecroft Ongoing Renovations	$	1,053,309.60
		Ashe Manor Ongoing Renovations	$	450,000.00
		Total Revised Proposed 2026	$	3,816,637.00

2027	Anticipated Budget	Proposed Revised Obligations	Anticipated $	
	$ 3,550,000.00			
		Operations	$	355,000.00
		Management Improvements	$	50,000.00
		Administration	$	355,000.00
		Aqueduct Ongoing Renovations	$	500,000.00
		Marshall Court Ongoing	$	1,050,000.00
		Pinecroft Ongoing Renovations	$	670,000.00
		Ashe Manor Ongoing Renovations	$	570,000.00
		Total Revised Proposed 2027	$	3,550,000.00

2028	Anticipated Budget	Proposed Revised Obligations	Anticipated $	
	$ 3,400,000.00			
		Operations	$	340,000.00
		Management Improvements	$	50,000.00
		Administration	$	340,000.00
		Marshall Exterior Maitanence	$	750,000.00
		Aqueduct Ongoing Renovation	$	900,000.00
		Pinecroft Ongoing Renovations	$	460,000.00
		Ashe Manor Ongoing Renovations	$	560,000.00
		Total Revised Proposed 2028	$	3,400,000.00

2029 Anticipated Budget		Proposed Revised Obligations	Anticipated $	
$	3,500,000.00			
		Operations	$	350,000.00
		Management Improvements	$	50,000.00
		Administration	$	350,000.00
		Aqueduct Ongoing Renovations	$	1,400,000.00
		Marshall Ongoing Renovations	$	435,000.00
		Pinecroft Ongoing Renovations	$	515,000.00
		Ashe Manor Ongoing Renovations	$	400,000.00
		Total Revised Proposed 2029	$	3,500,000.00

2030 Anticipated Budget		Proposed Revised Obligations	Anticipated $	
$	3,000,000.00			
		Operations	$	300,000.00
		Management Improvements	$	50,000.00
		Administration	$	300,000.00
		Aqueduct Ongoing Renovations	$	1,300,000.00
		Marshall Ongoing Renovations	$	400,000.00
		Pinecroft Ongoing Renovations	$	325,000.00
		Ashe Manor Ongoing Renovations	$	325,000.00
		Total Revised Proposed 2030	$	3,000,000.00

SUBJECT TO 5YR CAPITAL FUND PLAN APPROVAL

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
EIGHTEEN MONTH PERIOD ENDED DECEMBER 31, 2024

ATTACHMENT B-5

Section II – Financial Statement Findings

Our audit did not disclose any matters required to be reported in accordance with *Government Auditing Standards.*

Section III – Findings and Questioned Costs – Major Federal Programs

2024 – 001 – Housing Voucher Cluster – HQS QC Inspections

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Name: Housing Voucher Cluster

Federal Award Identification Number and Year: VA003, 2023-2024

Assistance Listing Number: 14.871/14.879/14.EHV

Award Period: July 1, 2023 – December 31, 2024

Type of Finding: Material Weakness in Internal Control over Compliance, Material Noncompliance (Modified Opinion)

Criteria or specific requirement: The PHA must inspect the unit leased to a family at least biennially to determine if the unit meets Housing Quality Standards (HQS) and the PHA must conduct quality control re-inspections. The PHA must prepare a unit inspection report (24 CFR sections 982.158(d) and 982.405(b)). Per the Authority's administrative plan, the re-inspection must be performed within 3 months (90 days) of the original inspection.

Condition: During our testing, we noted the Authority did not have adequate internal controls designed to ensure compliance over HQS quality control re-inspection requirements was met.

Context: During our testing of 6 files for quality control re-inspections, we noted that 6 of the files contained re-inspections that were not performed within 3 months of the original inspection. 1 file did not list the QC inspector's name. 1 file had the same inspector for both the original and quality control re-inspection. Additionally, we noted only 19 quality control re-inspections were performed for the 18 month period.

Questioned costs: Unable to determine

Cause: The staff performing the inspections did not properly use the Yardi software program available to conduct and document the inspection process. Additional training will be provided to staff.

Effect: The Authority is not in compliance with HUD regulations.

Repeat Finding: Yes, 2023-004.

Recommendation: We recommend the Authority review their quality control re-inspection process to ensure the inspections are performed timely and in accordance with the SEMAP requirements. We recommend that the Authority utilize Yardi software to its full potential in terms of inspection documentation.

Views of responsible officials: There is no disagreement with the audit finding.

2024 – 002 – Housing Voucher Cluster – HQS Enforcement - Failed Inspections

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Name: Housing Voucher Cluster

Federal Award Identification Number and Year: VA003, 2023-2024

Assistance Listing Number: 14.871/14.879/14.EHV

Award Period: July 1, 2023 – December 31, 2024

Type of Finding: Significant Deficiency in Internal Control over Compliance, Other Matters

Criteria or specific requirement: For units under HAP contract that fail to meet HQS, the PHA must require the owner to correct any life threatening HQS deficiencies within 24 hours after the inspections and all other HQS deficiencies within 30 calendar days or within a specified PHA-approved extension. If the owner does not correct the cited HQS deficiencies within the specified correction period, the PHA must stop (abate) HAP's beginning no later than the first of the month following the specified correction period or must terminate the HAP contract. For family-caused defects, if the family does not correct the cited HQS deficiencies within the specified correction period, the PHA must take prompt and vigorous action to enforce the family obligations (24 CFR sections 982.158(d) and 982.404).

Condition: During our testing, we noted the Authority did not have adequate internal controls designed to ensure compliance over HQS enforcement requirements was met.

Context: During our testing of 15 failed HQS inspections, we noted 1 instance where HAP was not abated and the tenant did not change units. There was no documentation that the unit ever passed inspection. Additionally, we noted there only 94 failed inspections per the population received.

Questioned costs: $5,915

Cause: The staff performing the inspections did not properly use the Yardi software program available to conduct and document the inspection process.

Effect: The Authority is not in compliance with HUD regulations.

Repeat Finding: Yes, 2023-004.

Recommendation: We recommend the Authority review their failed inspection process to ensure that any abatement/contract modifications are performed timely and in accordance with the compliance requirements. We recommend that the Authority utilize Yardi software to its full potential in terms of inspection documentation.

Views of responsible officials: There is no disagreement with the audit finding.

2024 – 003 – Housing Voucher Cluster - Eligibility

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Name: Housing Voucher Cluster

Assistance Listing Number: 14.871/14.879/14.EHV

Federal Award Identification Number and Year: VA003, 2023-2024

Award Period: July 1, 2023 – December 31, 2024

Type of Finding: Material Weakness in Internal Control over Compliance, Material Noncompliance (Modified Opinion)

Criteria or specific requirement: The PHA must do the following: (1) As a condition of admission or continued occupancy, require the tenant and other family members to provide necessary information, documentation, and releases for the PHA to verify income eligibility (24 CFR sections 5.230, 5.609, and 982.516). (2) For both family income examinations and reexaminations, obtain and document in the family file third party verification of (1) reported family annual income; (2) the value of assets; (3) expenses related to deductions from annual income; and (4) other factors that affect the determination of adjusted income or income-based rent (24 CFR section 982.516). (3) Determine income eligibility and calculate the tenant's rent payment using the documentation from third party verification in accordance with 24 CFR Part 5 Subpart F (24 CFR section 5.601 et seq.) (24 CFR sections 982.201, 982.515, and 982.516). (4) Use the Enterprise Income Verification (EIV) system in its entirety to verify tenant employment and income information during mandatory reexaminations of family composition and income in accordance with 24CFR 5.233; and reduce administrative and subsidy payment errors in accordance with 24 CFR 5.236 and other administrative guidance issued by HUD. (5) Reexamine family income and composition at least once every 12months and adjust the tenant rent and housing assistance payment as necessary using the documentation from third party verification (24CFR section 982.516).

Condition: During our testing, we noted the Authority did not have adequate internal controls designed to ensure compliance over eligibility requirements was met.

Context: During our testing of 60 tenants for eligibility requirements, we noted the following:

- 6 of 60 tenant files tested did not have a signed Declaration 214 for all members of the household
- 12 of 60 tenant files tested did not have proper support for income
- 12 of 60 tenant files had improperly calculated rent due to missing and/or incorrect support for income, assets or expenses
- 9 of 60 tenant files tested did not have a signed HUD-9886 in place

Questioned costs: $45,998.

Cause: The Authority has had vacancies and turnover in the staff who perform recertification processes, resulting in these processes being performed by less experienced and trained staff.

Effect: The Authority is not in compliance with HUD regulations over eligibility. This could have an impact on HAP calculations.

Repeat Finding: Yes, 2023-003.

Recommendation: We recommend the Authority review their recertification process to ensure that all Eligibility requirements are met and documented.

Views of responsible officials: There is no disagreement with the audit finding.

2024 – 004 – Housing Voucher Cluster - HQS Biennial Inspections

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Name: Housing Voucher Cluster

Assistance Listing Number: 14.871/14.879/14.EHV

Federal Award Identification Number and Year: VA003, 2023-2024

Award Period: July 1, 2023 – December 31, 2024

Type of Finding: Material Weakness in Internal Control over Compliance, Material Noncompliance (Modified Opinion)

Criteria or specific requirement: The PHA must inspect the unit leased to a family at least biennially to determine if the unit meets Housing Quality Standards (HQS) and the PHA must conduct quality control re-inspections. The PHA must prepare a unit inspection report (24 CFR sections 982.158(d) and 982.405(b)).

Condition: During our testing, we noted the Authority did not have adequate internal controls designed to ensure compliance over HQS inspections requirements was met.

Context: During our testing of 60 units for biennial HQS requirements, we noted the following:

- 18 of 60 units tested did not have documentation of a completed HQS inspection within 24 months of the effective date.
- 36 of 60 units tested did not have inspections performed on a biennial basis.
- 1 of 60 inspections tested did not have an inspection report that was signed off as completed by the inspector.

Questioned costs: Unable to determine

Cause: The staff performing the inspections did not properly use the Yardi software program available to conduct and document the inspection process.

Effect: The Authority is not in compliance with HUD regulations regarding HQS inspections.

Repeat Finding: Yes, 2023-004.

Recommendation: We recommend the Authority review their inspection process to ensure that inspections are performed timely and that all documentation is maintained within Yardi or the tenant file. We recommend the Authority hiring additional inspectors or a third-party company to perform inspections to ensure compliance.

Views of responsible officials: There is no disagreement with the audit finding.

2024 – 005 – Housing Voucher Cluster - Reasonable Rent

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Name: Housing Voucher Cluster

Federal Award Identification Number and Year: VA003, 2023-2024

Assistance Listing Number: 14.871/14.879/14.EHV

Award Period: July 1, 2023 – December 31, 2024

Type of Finding: Material Weakness in Internal Control over Compliance, Material Noncompliance (Modified Opinion)

Criteria or specific requirement: The PHA must determine that the rent to the owner is reasonable at the time of initial leasing. Also, the PHA must determine reasonable rent during the term of the contract (a) before any increase in the rent to owner, and (b) at the HAP contract anniversary if there is a 5% decrease in the published Fair Market Rent in effect 60 days before the HAP contract anniversary. The PHA must maintain records to document the basis for the determination that rent to owner is a reasonable rent (24 CFR sections 982.4, 982.54(d)(15), 982.158(f)(7), and 982.507).

Condition: During our testing, we noted the Authority did not have adequate internal controls designed to ensure compliance over reasonable rent requirements was met.

Context: During our testing of 120 files for rent reasonableness requirements, we noted the following:

- 60 out of 120 files did not have a tenant-signed lease amendment that tied to the approved rental request form.
- 53 of 120 files tested did not have a rent reasonableness determination form completed before the rent effective date.
- 44 of 120 files tested did not have a rent reasonableness determination form completed.

Questioned costs: None

Cause: The Authority has had turnover in the staff who perform the rent reasonableness determinations, resulting in these processes being performed by less experienced and trained staff.

Effect: The Authority is not in compliance with HUD's requirements over rent reasonableness. This could have an impact on HAP calculations.

Repeat Finding: Yes, 2023-005.

Recommendation: We recommend the Authority review their process and internal controls for rent reasonableness to ensure compliance with HUD requirements and their administrative plan.

Views of responsible officials: There is no disagreement with the audit finding.

2024 – 006 – Housing Voucher Cluster – Waitlist – New Tenants

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Name: Housing Voucher Cluster

Federal Award Identification Number and Year: VA003, 2023-2024

Assistance Listing Number: 14.871/14.879/14.EHV

Award Period: July 1, 2023 – December 31, 2024

Type of Finding: Significant Deficiency in Internal Control over Compliance, Other Matters

Criteria or specific requirement: The Authority must have written policies in its HCVP administrative plan for selecting applicants from the waiting list and Authority documentation must show that the Authority follows these policies when selecting applicants for admission from the waiting list. Except as provided in 24 CFR section 982.203 Special admission (non-waiting list), all families admitted to the program must be selected from the waiting list. "Selection" from the waiting list generally occurs when the Authority notifies a family whose name reaches the top of the waiting list to come in to verify eligibility for admission (24 CFR sections 5.410, 982.54(d), and 982.201 through 982.207).

Condition: During our testing, we noted the Authority did not have adequate internal controls designed to ensure compliance over waitlist – new tenant requirements was met.

Context: During our testing of 24 files for new tenants selected off of the waitlist, the Authority was unable to locate 1 file.

Questioned costs: None

Cause: The Authority has had vacancies and turnover in the staff who perform these processes, resulting in these processes being performed by less experienced and trained staff.

Effect: The Authority is not in compliance with HUD regulations.

Repeat Finding: No.

Recommendation: We recommend the Authority review their process and internal controls for new tenants to ensure compliance with HUD requirements and their administrative plan.

Views of responsible officials: There is no disagreement with the audit finding.

Section III – Findings and Questioned Costs – Compliance With Virginia Specifications

Our audit did not disclose any matters required to be reported in accordance with the *Specifications for Audits of Authorities, Boards, and Commissions* issued by the Auditor of Public Accounts of the Commonwealth of Virginia.

Certifications of Compliance with PHA Plan and Related Regulations *(Standard, Troubled, HCV-Only, and High Performer PHAs)*	**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing **OMB No. 2577-0226** **Expires 09/30/2027**

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/2027, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
   i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
   ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
   iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living

patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
    - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
    - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
    - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
    - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
    - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on actual or perceived sexual orientation or marital status and will not otherwise discriminate because of sex (including sexual orientation).
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times

and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA and, where possible, should be made available for public inspection in an electronic format.

22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Newport News Redevelopment & Housng Authority
PHA Name

VA003
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2027

_ 5-Year PHA Plan for Fiscal Years 20-20

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: MS Lysandra Shaw	Name of Board Chairman: Thaddeus Holloman
Signature: Lysandra M. S Date: 9/15/2026	Signature: Thaddeus B Holloman Sr. Date: 9/15/2026

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: *VA003-Newport News Redevelopment & Housng Authority form HUD-50077-ST-HCV-HP (Form ID -2890) for CY 2027 printed by Lisa Artis in HUD Secure Systems/Public Housing Portal at 08/27/2026 05:45PM EST*

Status: Created

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan
(All PHAs)

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, **Alan Archer** (*Official's Name*), the **City Manager** (*Official's Title*) certify that the 5-Year PHA Plan for fiscal years **2027-2031** and/or Annual PHA Plan for fiscal year **2027** of the **VA003 - Newport News Redevelopment & Housng Authority** (*PHA Name*) is consistent with the Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to: **City of Newport News** (*Local Jurisdiction Name*)

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

Shared Common Goals for Housing Preservation and Affordability. Addressing capital improvement needs at public housing properties. Increasing affordable housing units in the city by using Project Based Vouchers and other funding administered by Newport News Redevelopment and Housing Authority (through city funds).

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: Alan Archer	Title: City Manager
Signature:	Date: 9/18/2026

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Form identification: VA003 - Newport News Redevelopment & Housng Authority form HUD-50077-SL (Form ID - 7706) printed by Lisa Artis in HUD Secure Systems/Public Housing Portal at 09/03/2026 01:54PM EST