

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING

March 19, 2024
8:30 a.m.
227-27th Street, Newport News

1. Pledge of Allegiance to the Flag of the United States of America
2. Roll Call
3. Consider approval of minutes of regular meeting, February 20, 2024.
4. Communications
5. New Business
 - a. **Public Hearing** to receive comments on the Five-Year Agency Plan and Annual Plan for 2024
 - b. Consider a resolution approving the Public Housing Agency Plans (Five Year Plan and Annual Plan for FY 2020-2024) and submission of HUD Form 50075-ST
 - c. **Public Hearing** to receive comments on the Capital Fund Program FY 2024-2028 Capital 5-Year Plan
 - d. Consider a resolution approving the Capital Fund Program for 2024-2028 (Capital 5-Year Plan)
 - e. Consider a resolution approving sale of Real Property located at 814, 818, 820, 822 and 824 24th Street to Habitat for Humanity Peninsula and Greater Williamsburg
 - f. Consider a resolution approving Choice Neighborhood II Permanent Financing Loan
 - g. Consider a Resolution authorizing the Executive Director enter into a contact for services with the City of Newport News for the administration of the Community Development Block Grant (CDBG) Program for 2023-2024
6. Report to the Board
7. Closed session in accordance with the Virginia Freedom of Information Act, Code of Virginia, Section 2.2-3711
8. Consider adoption of resolution certifying a Closed Meeting in conformity with Virginia law.
9. Any other business to come before the Board.
 - Comments from the Public: (*Time Limit 3 Minutes*)
10. Adjournment

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
February 20, 2024**

Having duly given public notice, the Board of Commissioners of the Newport News Redevelopment and Housing Authority met at 227 27th Street, in the City of Newport News, Virginia, at 8:30 a.m. on Tuesday, February 20, 2024.

Pledge of Allegiance

Dr. Wallace-Davis led the assembly in the Pledge of Allegiance to the Flag of the United States of America.

Roll Call

The meeting was called to order by the Chairman, and those present were as follows:

Commissioners present: -

Lisa Wallace-Davis
Thaddeus Holloman
Kenneth Penrose
William Black
George Knight
Barbara Holley
Lou Call

Also present:

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

Karen R. Wilds
Executive Director

Lysandra Shaw
Deputy Executive Director

Valarie Ellis, Director
Administrative Services

Lisa Dessoffy, Director
Finance

David Staley, Director
Community Development

Teresa Bennett
Executive Assistant

Torkeesha Brooks
Deputy Executive Assistant

Karren Douglas
NNRHA IT Department

Kamilla Flowers
Citizen

Approval of Minutes January 16, 2024

Commissioner Black moved that the minutes of the regular meeting of the Board of Commissioners held on January 16, 2024 be approved. The motion was seconded by Commissioner Penrose and passed with a majority vote. Ms. Call abstained as she was not present at the meeting.

Approval of Minutes February 2, 2024

Commissioner Knight moved that the minutes of the special meeting of the Board of Commissioners held on February 2, 2024 be approved. The motion was seconded by Commissioner Black and passed with a majority vote. Ms. Call and Dr. Davis abstained as they were not present at the meeting.

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
February 20, 2024**

Communications

The following communications were provided to the Board and reviewed by the Executive Director. 1) The Annual Activity Report for 2023. Ms. Wilds stated that on a yearly basis the Authority provides the City Council with an Annual Activity Report. This report highlights the Authority's accomplishments throughout the year. 2) An article from the Daily Press, dated February 24, 2024 regarding 2 affordable apartment projects planned for downtown Newport News. The Coile apartment communities at 100 29th Street and 33rd Street in Newport News is scheduled to begin work this summer. The Authority has previously induce Multi-Family Revenue Bond financing for the projects. 3) A report dated February 16, 2024 from the U.S. Department of Housing and Urban Development showing the Public Housing Assessment System (PHAS) score report for interim, fiscal year end June 30, 2022.of 83.

New Business

**The Board of
Commissioners of the
Newport News
Redevelopment and
Housing Authority
Approving Project
Based Vouchers for
Eagle Landing Trace III
VA LLC for Eagle
Landing Trace
Apartments**

The Board had been provided copies of a resolution authorizing the award of Project Based Vouchers to Eagle Landing Trace III VA LLC. A Request for Proposal (RFP) for up to 40 units of project-based vouchers was issued on January 25, 2024 with a responses due February 8, 2024. One application was received from Eagle Landing Trace VA LLC which is also requesting Low Income Housing Tax Credits (LIHTC) from Virginia Housing next month in the annual 9% LIHTC round. The project will consist of the new construction of 96 units off of Youngs Mill Lane north of Warwick Blvd and Oyster Point Road (a map was provided). The proposal was evaluated and scored by the Executive Director and the Deputy Executive Director based on published criteria (the score sheet was provided). Based on proposal scoring and the quality of the proposed development Ms. Wilds recommended the award of 10 Project Based Vouchers to Eagle Landing Trace VA LLC.

Commissioner Knight made a motion to approve the resolution. Commissioner Holloman seconded the motion which passed with a unanimous vote. The resolution is attached to and made a part of these minutes.

**The Board of
Commissioners of the
Newport News
Redevelopment and
Housing Authority
Authorizing the
Executive Director to
submit a Request to the
Housing and Urban
Development to
Authorize the change of
the Fiscal Year End to
December 31**

The Board had been provided copies of a authorizing a change of the fiscal year from July 1 – June 30 to a calendar year format, January 1 – December 31. In recent years, the Authority has created several Limited Liability Corporations (LLCs) and Development Corporations to construct affordable housing developments and renovate public housing properties under the Rental Assistance Demonstration (RAD) and Low-Income Housing Tax Credits (LIHTC) programs. For tax credit purposes, these entities have a fiscal year end (FYE) date of December 31. These entities are ported in the NNRHA's annual audit as either a blended component unit or a discretely presented component unit. To complete the tax credit audits for the December 31 year end, NNRHA staff submits financial and program information to the tax credit auditors so that audited financial statements and tax returns can be prepared for these entities. The annual audit is much more detailed, to include Single Audit requirements of our Federal programs. HUD requires Public Housing Authorities (PHA) that operate both Public Housing and Housing Choice Voucher programs to use a common FYE for both programs. To align our FYE and have a consistent year end across all programs Ms. Wilds recommended the NNRHA Board of Commissioners authorize her to submit a request to the HUD local field office to authorize the change.

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

**The Board of
Commissioners of the
Newport News
Redevelopment and
Housing Authority
Authorizing the
Formation of the GO
Senior Living LLC as
Successor Limited
Partner in the Great
Oaks Apartments LLC
and requesting Newport
News City Council
Approval of this
Proposed Entity**

The Board had been provided copies of a resolution authorizing the formation of GO Senior Living LLC in the limited partner in the Great Oaks Apartments LLC partnership. The 142-unit Great Oaks elderly complex located off Thimble Shoals Blvd was acquired and rehabilitated by NNRHA in 2008. Low-income housing tax credits (LIHTC) were obtained by NNRHA through the Great Oaks Apartments, LLC to undertake this development and the facility was placed in service in 2008 in accordance with tax credit regulations. The required fifteen (15) year LIHTC compliance period has been fulfilled and the investor (limited) partner and special limited partner in the organizational and ownership structure wish to voluntarily withdraw from the partnership allowing for NNRHA to become the sole principal of the owner. This is typical in this type of financing. The investor partner collectively comprised of Housing Equity fund of Virginia XI LLC and the special limited partner (Virginia Affordable Housing Management Corporation) have met their obligations in accordance with the Partnership Agreement. In order to continue the partnership and operation of the Great Oaks property, the withdrawing entities must be replaced with a

**Minutes of a Meeting of the
Newport News Redevelopment and Housing Authority
February 20, 2024**

successor limited partner. Thus, in accordance with Title 36 of the Code of Virginia, which governs actions of housing authorities in the State, this proposed resolution requests that the Board of commissioners consider the formation of GO Senior Living LLC and that the City Council approve this proposed action. This entity will be wholly owned by NNRHA. Ms. Wilds stated that the formation of the GO Senior Living LLC is essential to the continued operation of the Great Oaks elderly housing complex.

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

Report to the Board

A Report to the Board for February, 2024 had been provided to the Commissioners. A copy of the subject report is on file in the office of the Executive Director.

Ms. Shaw reported there are two phases of work taking place at the former Ridley site, Choice Neighborhood III-R and Choice Neighborhood IV-R. Construction is ongoing for both phases. Choice Neighborhood III-R construction is approximately 67% complete. The completion date is estimated to be June, 2024. Construction is approximately 49% complete at Choice Neighborhood IV-R. The completion date is estimated to be November, 2024. The infrastructure is approximately 70% complete. The City has requested a naming survey from the citizens for the two complexes. The contractor has requested this be completed by February 28th so they can order signage. We had a workgroup meeting for the seafood market. We are very early in the design. The estimated completion date is December, 2025. For the downtown phase – 28th Street and Washington Ave pre-development work has begun. The environmental phase II soil and ground water sample results were returned with no issues. The closing is expected to take place in the spring of 2025, with an estimated completion in the summer of 2026.

Ms. Dessoify reported Housing Choice Voucher leasing is on track from last month. We did have a meeting with HUD last week to discuss the two-year tool. This helps track and project our funding and leasing needs.

Ms. Ellis reported our Community Resources Department, staff worked with the NNPD Police Recruits in a “Knock & Talk” at Pinecroft Apartments. Staff and residents were pleased to welcome the Newport News Police Department’s Recruit class #34. We have a scholarship opportunity for the 2024 PHADA scholarship that we have been promoting and we have one resident from Aqueduct that has successfully applied.

Mr. Staley reported the final steps before the bid solicitation process for the demolition of the 88 units at Marshall Courts are in the works. Marine Chemist is performing the final hazardous materials testing on the units to be demolished. We anticipate starting the project in June or July.

Ms. Wilds reported with Carl’s retirement Valarie Ellis has been overseeing the Community Resources Division, Lysandra Shaw has been overseeing the Housing Choice Voucher Division and Karen has been overseeing the Public Housing Division. Ms. Wilds congratulated Teresa Bennett on her retirement.

Closed Session

Mr. Holloman moved the Board enter into a closed session for the purpose of discussion of personnel matters related to the annual performance evaluation of the Executive Director consistent with Virginia Code 2.2-3711 (A) (1). Mr. Knight seconded the motion which passed with a unanimous vote.

Coming out of closed session Mr. Holloman made a motion to certify that only public business matters lawfully exempted from open meeting requirements by Virginia Law and only those matters as identified in the motion were discussed in the closed meeting today. Mr. Holloman requested approval of the resolution certifying adherence to the Virginia Freedom of Information Act. The motion was seconded by Mr. Black and passed with a unanimous vote.

Other Business

Ms. Kamilla Flowers, resident of Lassiter Courts, spoke regarding her concerns about her residency and need to submit documentation for recertification purposes.

Adjournment

There being no other business to come before the Board, the Chairman adjourned the meeting at 9:55 a.m.

Secretary-Treasurer

ITEM NO. 4

COMMUNICATIONS



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

March 12, 2024

Karen Wilds
Executive Director
NEWPORT NEWS REDEVELOPMENT & HA
PO BOX 797
NEWPORT NEWS, VA 23607-0797

Dear Executive Director:

SUBJECT: Housing Choice Voucher Programs – Special Fees for PHAs operating in newly designated mandatory SAFMRs Under the CY 2023 Administrative Fee Set-Aside

On October 25, 2023, HUD published the SAFMR notice designating 41 new metropolitan areas where PHAs will be required to utilize SAFMRs in the HCV program. The notice included an implementation date of October 1, 2024, and PHAs operating in the newly designated metropolitan areas will then have until January 1, 2025, in accordance with 24 CFR 982.503(b)(1)(i) to implement SAFMR-based payment standards. PHAs in designated SAFMR areas are required to use SAFMRs for their tenant-based HCV vouchers and may choose to apply SAFMRs to their Project-based Voucher (PBV) program, if applicable.

HUD recognizes that PHAs located in a designated SAFMR area may incur additional, implementation-related administrative costs. On October 26, 2023, HUD published "Notice PIH 2023-07, Revision 1" that added a new category of special administrative fees for PHAs operating in newly designated SAFMR areas. Under these special fees, PHAs operating in the new SAFMR areas will receive \$10,000 to offset the administrative costs of transitioning to SAFMRs.

Your PHAs is identified as operating in one of the newly designated SAFMR areas. The amount of funding your agency has been awarded is \$10,000. Please see Notice PIH 2023-07, Revision 1 for more information, including eligible activities that can be paid for with the special fees.

Should you have questions concerning this determination, please contact Yasandra Deyá at yasandra.deya@hud.gov or Rachel Kennedy at rachel.e.kennedy@hud.gov.

Thank you for your continued participation in the Housing Choice Voucher (HCV) Program and for ensuring decent, safe and affordable housing for families most in need in your jurisdiction

Sincerely

Miguel A. Fontáñez

Digitally signed by Miguel A. Fontáñez
DN: CN = Miguel A. Fontáñez, C = US,
O = Housing Voucher Financial
Management Division, OU = Director
Reason: I am approving this document

Miguel A. Fontáñez
Director
Housing Voucher Financial
Management Division

ITEM NUMBER 5

New Business

- a. **Public Hearing** to receive comments on the Five-Year Agency Plan and Annual Plan for 2024
- b. Consider a resolution approving the Public Housing Agency Plans (Five Year Plan and Annual Plan for FY 2020-2024) and submission of HUD Form 50075-ST
- c. **Public Hearing** to receive comments on the Capital Fund Program FY 2024-2028 Capital 5-Year Plan
- d. Consider a resolution approving the Capital Fund Program for 2024-2028 (Capital 5-Year Plan)
- e. Consider a resolution approving sale of Real Property located at 814, 818, 820, 822 and 824 24th Street to Habitat for Humanity Peninsula and Greater Williamsburg
- f. Consider a resolution approving Choice Neighborhood II Permanent Financing Loan

PUBLIC HEARING

**NEWPORT NEWS REDEVELOPMENT AND
HOUSING AUTHORITY**

**Public Housing Agency Plans (Five Year Plan
and Annual Plan for FY 2020-2024 Submission of
HUD Form 50077-ST**

This morning a public hearing is being held to receive comments on the proposed Public Housing Agency Plan for Fiscal Year 2020-2024 and submission of HUD Form 50077-ST.

A Notice appeared in the Daily Press on Sunday, January 28, 2024 and at the NNRHA Wilbern building, as well as all Public Housing rental offices and the occupancy office stating the draft Five Year Plan was available for public review at the Authority's office at 227 27th Street, Newport News, Virginia during business hours. NNRHA staff met with the Resident Advisory Board on January 29, 2024 to present the draft plan.

I now open this public hearing and invite comments.

Sb

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

MEMORANDUM

DATE: March 14, 2024
TO: All Members, Board of Commissioners
FROM: Karen R. Wilds, Executive Director *KRW*
SUBJECT: Public Housing Agency (PHA) Plans

Attached for your review and approval is our proposed Five-Year Agency Plan which includes the Annual Plan for FY 2024 along with the required attachments.

The public housing Agency Plan is a comprehensive guide to our policies, programs, services offered to clients, operations and plan to assist with local housing needs. There are two parts to the PHA Plan: the Five Year Plan and the Annual Plan. The Five-Year Plan describes the mission and goals of the Authority. The Annual Plan is a detailed review of all Authority operations along with the Capital Fund Program priorities. The Plan is required by the Department of Housing and Urban Development.

The Plan includes comments received from residents attending the Resident Advisory Board virtual zoom meeting on January 29, 2024. The proposed plan covers the period 2020 – 2024 and includes an Annual Plan for FY 2024.

The Agency Plan includes all updated requirements and the new Housing Opportunity Through Modernization Act (HOTMA) provisions related to income calculations and exclusions and the updated Section 504 accommodation policies, participation in the Rental Assistance Demonstration program, Choice Neighborhoods program Housing Choice Voucher programs. After Board approval, any new elements will be referenced in our Agency Plan, Admission and Continued Occupancy Policy and the Housing Choice Voucher Administrative Plan.

We have met all public participation requirements. A notice appeared in the Daily Press on Sunday, January 28, 2024 stating the draft Plan was available for public review. The Five-Year Agency Plan was also posted on the website. In addition to the Resident Advisory Board meeting held on January 29, 2024 to discuss the contents of the Plan, a public hearing will also be held as part of the March 19, 2024 NNRHA board meeting to allow any citizen input.

The Agency Plan is due to HUD no later than April 14, 2024 which is 75 days before the end of our new fiscal year which begins July 1.

The attached resolution is recommended for approval.

Attachment

A RESOLUTION AUTHORIZING THE NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY TO SUBMIT HUD FORM 50077-ST, PHA PLANS (FIVE YEAR PLAN AND ANNUAL PLAN FOR FY 2020 – 2024 TO HUD IN ACCORDANCE WITH STATUTORY REGULATIONS

WHEREAS, NNRHA developed a PHA Plan which includes a 5 Year Plan for Fiscal Years 2020 - 2024 and an Annual Plan for Fiscal Year 2024; and

WHEREAS, a notice appeared in the Daily Press, the local newspaper of general circulation on January 29, 2024 stating the place and location of the Plan for public review and comments and to announce the date, time and place for the public hearing; and

WHEREAS, this notice met the minimum 45-day requirement for notifying the public and residents of the public hearing; and

WHEREAS, NNRHA staff met with the Resident Advisory Board on January 30, 2024 to present the draft plan; and

WHEREAS, a copy of the draft plan was provided to the City Manager of the City of Newport News for comments; and

WHEREAS, a copy of the draft plan was placed in each rental office, the occupancy office and the NNRHA main offices at the Wilbern Building for public to review; and

WHEREAS, the 5 Year and Annual Plan applies to all of the Authority's Asset Management Projects (AMPs); and

WHEREAS, a public hearing was held at the regularly scheduled Board of Commissioners Meeting of the Newport News Redevelopment and Housing Authority on March 19, 2024 to receive comments; and

WHEREAS, all required documents are in order:

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Newport News Redevelopment and Housing Authority that the 5 Year Plan and Capital Grant five-year funding for Fiscal Year 2020 – 2024 and the Annual Plan for Fiscal Year 2023, is hereby approved. The Executive Director is authorized and directed to forward said Agency Plan to the U. S. Department of Housing and Urban Development.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2020 - 2024
Annual Plan for Fiscal Year 2024

PROPOSED

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

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
--	---	--

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, including changes to these policies, and informs 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- income, very low- income, 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.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, 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, 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 housing choice vouchers combined and is not PHAS or SEMAP troubled.

A. PHA Information

A.1 PHA Name: Newport News Redevelopment and Housing Authority PHA Code: YA003
 PHA Type: Standard PHA Troubled PHA
 PHA Plan for Fiscal Year Beginning: (MM/YYYY): July 1, 2024
 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) 3080 Total Combined Units/Vouchers 3879
 PHA Plan Submission Type: Annual Submission Revised Annual Submission

Availability of Information. 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 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 encouraged to provide each resident council a copy of their PHA Plans.

The PHA Plan will be available at the following locations:

1. Wilburn Building – PHA 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
3. Lassiter Courts Rental Office - PHA Annual Plan
4. Marshall Courts Rental Office – PHA Annual Plan
5. Sprasley House 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.com
12. Each resident council president, 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
Lead PHA:						

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):

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

<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current 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.</p>
<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p>
<p>B.4</p>	<p>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. The Capital Fund Program – Five Year Action Plan for 2022-2026 was approved by HUD on June 7, 2022.</p>

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: Also, there was one finding in the FY2019 audit report.

2021-001 Material Weakness over Financial Reporting

In accordance with accounting principles generally accepted in the United States of America, should evaluate potential component units to determine whether they meet the criteria to be reported as a fiduciary, discretely or blended component unit, or whether they are not a component unit. If the entity is determined to not be a component unit and the Authority has a majority equity interest in a legally separate organization, it should be reported as an investment if a government's holding of the equity interest meets the definition of an investment, and should be measured using the equity method. The Authority has a majority equity interest in a legally separate organization that was recorded under the cost method as a joint venture. It was determined that this met the definition of an investment and should be measured using the equity method. Based on cumulative losses greater than the Authority's initial contribution of \$990,198 the investment value was reduced to \$-0-.

Response:

The Authority routinely analyzes its potential component units for proper presentation. Due to the organizational structure of this entity and the sources of the funds initially invested, the Authority initially determined that this organization had the characteristics of a jointly governed organization where the Authority did not have an ongoing financial interest. The Authority consults with the independent auditors to discuss presentation matters surrounding potential component units. The Authority has determined that it would be misleading to include this entity in its financial statements due to its organization structure, funding sources, and the Authority's involvement in this venture. The Authority has determined that treating its equity interest in this organization is an investment and the application of accounting standards for investments results in this equity interest being adjusted for its share of losses that this entity has incurred.

2021-002 Material Weakness; Material Noncompliance Qualification

Per Title 24 Section 982 of the Code of Federal Regulation (CFR), for units under Housing Assistance Payments (HAP) contract that fail to meet HQS, the Public Housing Authority (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) HAPs beginning no later than the first month following the specified correction period or must terminate the HAP contract. Of the two (2) tested failed inspections, we noted two (2) instances where support for re-inspection of failed units could not be provided; therefore, we could not test to ensure that the deficiencies were corrected within the required time period.

Response:

The HQS Supervisor has developed a spreadsheet that tracks inspections to ensure failed inspections are not missed. The HQS Supervisor will require each inspector to submit their spreadsheet of all completed inspections for weekly review and follow up. In addition, upper management will increase the number of files for review under SEMAP Indicator 6 HQS Quality Control Enforcement to include a review of data entered in the tracking system.

C. Other Document and/or Certification Requirements	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(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.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
D. Affirmatively Furthering Fair Housing (AFFH)	

D.1

Affirmatively Furthering Fair Housing (AFFH).

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(e) enacted prior to August 17, 2015. See instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

The City of Newport News and the NNRHA continued efforts to address barriers to affordable housing throughout the funding year 2022-2023

The City and NNRHA were actively engaged with the Hampton Roads Community Housing Resource Board (HRCHRB) and the seven Hampton Roads entitlement cities to effectively address the requirements of the Affirmatively Furthering Fair Housing rule reducing barriers to housing caused by unfair housing practices.

The City has not passed amendments to long-standing zoning ordinances that affect the development of 25 foot lots located in the Neighborhood Conservation Districts or in reducing minimum set-back requirements. Reviewing these potential impediments to affordable housing will remain a priority.

A significant barrier to home ownership is the inability of many potential first-time homebuyers to meet lender down payment requirements or other fees. To address this barrier to affordable housing, the City and NNRHA continued offering financial support through the Down Payment Assistance (DPA) program. This past year, six (6) families that may not have previously qualified to finance a new home, became first-time home owners with assistance from the DPA program.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Another financial barrier to affordable housing is the inability of low to moderate income homeowners to finance routine maintenance and repairs to their home. The City and NNRHA addressed this barrier by providing grants, deferred payment loans, and/or low interest loans to homeowners facilitating renovations and repairs necessary to ensure that their homes remain livable, safe and decent.

The completion of four (4) single family homes on NNRHA donated land by Habitat for Humanity-Peninsula and Greater Williamsburg occurred using CHDO funding totaling \$200,000 (or \$50,000 per home). The completed CHDO projects during PY 2022-2023 were: 2102 & 2104 Madison Avenue, 646 Hampton Avenue and 711 21st Street. This partnership leverages significant private dollars as well as volunteer community participation in the construction process.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Assessments were conducted at the NNRHA Family Investment Center to identify and address the following individual needs:

- A. One-on-One and follow-up case management to set goals and assist with public housing residents meeting short/long term goals.
- B. Assign job-placement manager and coordinator as coaches and mentors to address the needs.
- C. Act as a resource center to provide resources for the entire family.
- D. Partner with outside organizations to assist with human services.

PLEASE SEE PAGES 23-25 for the remaining strategies and actions

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no." (24 CFR §903.7)

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The Newport News Redevelopment and Housing Authority will continue to serve the needs of low-income, very low-income and extremely low income families. The Newport News Redevelopment and Housing Authority mission is to create affordable housing, viable communities, and opportunities for self-sufficiency that enhance the quality of life for all citizens of Newport News.

The Newport News Redevelopment and Housing Authority plans to maximize the viability of affordable units within our current resources by:

- Reducing turnover time for vacated public housing units (make ready time to lease up)
- Reducing time to renovate public housing units
- Continue to seek replacement of public housing units loss to the inventory through mixed finance development projects and RAD
- Minimizing the number of vacant units
- Maintain or increase Housing Choice Voucher lease-up rates by marketing the program to owners
- Maintain or increase payment standards which allow voucher holders to lease throughout the city of Newport News
- Continue to maintain an appropriate Housing Choice Voucher lease-up rates by effectively screening applicants
- Award Project Based Vouchers and form additional partnerships with apartment management companies
- Ensure access to affordable housing among families assisted by NNRHA regardless of required unit size
- Improve REAC scores
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Advertise wait list openings in newspapers including the Daily Press, Tidewater Hispanic and our website
- Continue to provide affirmative marketing efforts to races/ethnicities that make up the population in the jurisdiction to further fair housing
- Continue to conduct affirmative marketing as needed so the waiting list includes a mix of applicants with races, ethnic backgrounds, ages, and disabilities proportionate to the mix of those groups in the eligible population of the area
- Continue to maintain a single community wide waiting list for admission to the PHA's public housing developments and tenant based housing assistance programs. Program applicants shall be assigned his/her appropriate place on a single community wide waiting list based on type and size of apartment needed and selected by the family (e.g. mixed population or general occupancy building, accessible or non-accessible apartment, number of bedrooms and applicant preference
- Local preferences are used to establish the order of applicants on the waiting list. These preferences are of equal weight and an applicant may qualify under any of the categories. Families that do not qualify will be categorized as no-local preference
- In addition, the City of Newport News is an entitlement grantee for the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs. The City of Newport News enters into an annual administrative agreement contract with NNRHA for the administration, management, implementation, monitoring and compliance for the CDBG and HOME Program Funds. The Authority works closely with the City in the development of the Consolidated Plan.
- The following activities have been undertaken with entitlement resources to address community revitalization needs primarily the City's older urban neighborhood:
 - Acquisition and rehabilitation of distressed properties

- Provision of rehabilitation loans and grants to owner occupied residents
- Sale of property for new residential development/homeownership
- Provide funding to developers and non-profit organizations for the development and renovation of affordable housing
- Active involvement in the Choice Neighborhood Initiative planning process
- We received 32 Emergency Housing Vouchers

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

This is in response to the new Annual PHA Plan which requires PHAs to develop a Deconcentration and other policies that govern eligibility, selection and admission to further the deconcentration of poverty and income mixing in their public housing developments.

The Newport News Redevelopment and Housing Authority (NNRHA) shall attain, to the maximum extent feasible, a tenant body in each project that is composed of families with a broad range of incomes and avoid concentrations of the most economically deprived families. Each eligible applicant placed on the waiting list(s) shall be assigned to a suitable type or size unit based on household characteristics. Assignment plans established by the NNRHA will be consistent with the objective of Title VI of the Civil Rights Act of 1964, and HUD regulations and requirements pursuant to the following:

I. Public Housing Offers

- Eligible applicants first in sequence on the public housing waiting list shall be offered a suitable unit. If the applicant rejects the vacancy offered, the applicant will be notified that his/her application will be withdrawn from the public housing waiting list.
- If the applicant is willing to accept the unit offered, but is unable to move at the time of the offer and presents clear evidences of his/her inability to move, with Authority approval, the NNRHA shall not require the applicant to be withdrawn or be placed on the bottom of the eligible waiting list. If the unit offered is not available at the time the applicant has the ability to move, the applicant shall be assigned a second unit. If the family rejects the second unit offered, the applicant shall be withdrawn from the public housing waiting list.
- If an applicant presents to the satisfaction of the NNRHA, clear evidence that acceptance of a given offer is a suitable unit will result in undue hardship, the Authority will not move the applicant to the bottom of the eligible applicant waiting list or withdraw the application. Proximity to sources of employment or children's day care are examples of reasons permitted and shall not require the applicant to be withdrawn or placed at the bottom of the eligible waiting list. The applicant shall be offered a second unit. If the applicant rejects the second offer, the applicant shall be withdrawn from the public housing waiting list.
- If the applicant has applied for other housing assistance programs, the applicant's acceptance of a public housing unit or the applicant's withdrawal from the public housing waiting list shall not cause the applicant to be withdrawn from other housing assistance programs waiting lists.

II. Amendment to Occupancy Policy and Section 8 Administrative Plan

In lieu of the former HUD Federal preferences, the NNRHA established local preferences based on local needs as a priority for selecting families from the waiting lists. At the option of the Housing Authority, the former HUD Federal preferences were adopted as local preferences. The revised Administrative Plan and Occupancy Policy incorporates changes or additions to the NNRHA local preference requirements. Due to the significant number of families in our locality who are living in substandard housing (homeless or overcrowded conditions) paying 50 percent or more of income toward rent; and/or involuntarily displaced; the NNRHA adopted the three former Federal preferences as local preferences. In addition, a fourth preferences for veterans is also included as a local preference. We consistently receive referrals from the Hampton Veterans Administration for veterans who need housing assistance because they lack adequate housing. Our local area consists of a high number of veterans because of the Hampton Veterans Hospital and nearby military bases (Langley Air Force Base, Fort Eustis, Norfolk Naval Base, and Yorktown Naval Weapons Station).

The NNRHA has five local preferences consisting of the following:

- Involuntarily Displacement
- Living in Standard Housing (Homeless or Overcrowded)

- Rent Burden (Paying 50 percent or more of income for rent and utilities)
- Veterans
- Mainstream Vouchers

These local preferences will be used to prioritize the selection of applicants on the waiting list. Applicants who are otherwise eligible for assistance and who meet one or more of the local preference requirements at the time of application shall receive priority admission. Date and time of application will be used for all applicants with or without preference.

In addition to local preferences, NNRHA established ranking "among" local preferences to rank among any of the local preferences. This places a priority on families who meet one of the four local preferences who are working families and/or residents of the City of Newport News are defined below:

- **Working Families:**

A family whose head or spouse is or has been employed not less than 30 hours per week for the past twelve months. The employment preference shall not be based on the amount of income earned. Also, the NNRHA shall give the benefit of working family when the head or spouse, or sole member, age 62 or older is receiving social security disability, supplemental security income, disability benefits, or any other payment based on the definition of disabled in accordance with the Social Security Act or Americans with Disabilities Act.

Residents of Newport News:

Families whose last permanent address was Newport News or who work, or have been notified they have been hired to work in the City of Newport News.

Equal Weight with Ranking "Among" The Local Preferences-This plan will provide an equal opportunity for families with the most need to receive housing assistance. The local preferences will be used with ranking "among" the local preferences.

FIVE LOCAL PREFERENCES:

Involuntarily Displaced
 Living in Standard Housing (Homeless or Overcrowded)
 Rent Burden (Paying 50 percent or more of income for rent and utilities)
 Veterans
 Mainstream Vouchers

RANKING PREFERENCES

Working Families
 Residents of Newport News

Families who are working or residents of Newport News will priority among the local preferences, A preference does not guarantee admission to the housing assistance programs. Preferences are used to establish the order placement on the waiting list. Every family admitted to the program must meet NNRHA's selection criteria as defined in the Occupancy Policy and Administrative Plan.

Public Housing Complexes and Their Average Rent as of December 20, 2023

<u>SOUTHEAST COMPLEXES</u>	<u>AVERAGE RENT</u>
Marshall Courts	\$311.00
*Spratley House	\$309.00
*Ashe Manor	\$349.00
Orcutt Townhomes I	\$301.00

<u>NORTH END COMPLEXES</u>	
*Aqueduct Apartments	\$262.00
*Pinecroft Apartments	\$342.00

*Elderly Housing

***These rents are understated due to tenant contributions to utilities.

Analysis of the rent distributions above, led us to the conclusion that the NNRHA selection plan is successful and creates diversity in tenant selection. The plan continues to provide opportunities to families with a variety of incomes at each of our public housing apartment complexes.

**III. Public Housing Complexes and the Average Income
 Deconcentration Analysis as of December 20, 2023**

<u>SOUTHEAST COMPLEXES</u>	<u>TOTAL UNITS</u>	<u>AVERAGE INCOME</u>
*Ashe Manor	50	\$14,399
Marshall Courts	347	\$13,133
**Orcutt Townhomes I	40	\$12,978
<u>NORTH END COMPLEXES</u>		
Aqueduct Apartments	262	\$11,096

*Pincroft Apartments 140
TOTAL 839 \$14,081

Average Income for All Families \$13,137

*Elderly Housing Exclusion
 **Fewer than 100 units exclusion

The Established Income Range (EIR) is 85% to 115% of the PHA public housing income for the covered development:

Complexes	Avg. Income For Complex	85% Test	Avg. Income For All Families	115% Test
Marshall Courts	13,137	11,166	13,133	15,102
Aqueduct	13,137	11,166	11,096	12,760

Analysis of Average Income Over & Under the Established Income Range:

Analysis of Average Income Outside the Established Income Range:

Contributing factor to EIR properties:

	TANE	% of Family with Earned Income	Social Security/SSI
Marshall	5% 13.03%	43% 27.47%	38% 24.46%
Aqueduct	7% 11.55%	45% 31.91%	24% 34.35%

Under the EIR

1. Some families want to live in the Southeast complexes in order to obtain vocational skills, job skills, and training at the Family Investment Center (FIC). The FIC is in walking distance for families. In addition, a large daycare center is in walking distance for families residing in the Southeast complexes. Upon completion of training or increasing job skills, the families are able to increase their income.
2. Some families choose to move to the Southeast complexes based on NNRHA provided utilities. These families may have an outstanding balance with the local utility companies and cannot afford to turn utilities on in their names in the North End complexes. The North End complexes have tenant paid utilities.

Summary

This analysis was prepared with the data as of December 20, 2023. We feel that income data and characteristics are sufficiently explained by these circumstances for the covered development 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.

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

See attached.

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

The Minimum Rent shall be \$50 per month.

Flat Rents

Effective January 1, 2024, 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 effected 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.

Annual Update of Flat Rents

NNRHA shall review the Fair Market Rent annually and adjust the Flat rents as needed. Flat rents may either be increased or decreased on the FMR schedule as described above. When a resident chooses Flat rent, his/her rent shall be adjusted only at the next regular reexamination/recertification rather than at the point the Flat rent may change.

Flat Rents will be adjusted by the tenant paid utility allowances.

Choice of Rent

Once each year, beginning with admission, each family is offered a choice between paying the income-based rent and the Flat rent applicable to the unit they will be occupying. Because of the way the Federal law is written, choice of Flat rent may be offered at admission and annual reexamination. NNRHA shall use HUD's definition of Annual Income. The Minimum Rent shall be \$50 per month.

Payment Standards

The Housing Choice Voucher Payment standard is used to calculate the housing assistance payment for families participating in the Section 8 program and is the maximum month assistance payment allowable. In accordance with HUD regulations, and at the Housing Authority's (HA) discretion, the Voucher Payment Standard amount may be set by the HA between 90 percent and 110 percent of the HUD published Fair Market Rent (FMR). FMRs are gross housing cost estimates established by HUD for a metropolitan area that include both shelter and rent paid by the tenant to the landlord and the cost of tenant paid utilities. The HA reviews the appropriateness of the Payment Standard annually when the new FMR is published and adopted by the Board of Commissioners effective January 2024.

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

The Lease Agreement is a legal binding contract between the tenants and the landlord (NNRHA). The Lease Agreement contains all rules, regulations, rights and obligation of both the tenant and landlord regarding the use and occupancy of the dwelling units and premises. The primary covenants and agreement of both parties include:

1. Lease Term and Renewal
2. Payments Due Under the Lease
3. Security Deposit
4. Utilities
5. Charges
6. Penalties
7. Redetermination of rent, dwelling size and eligibility
8. Tenant Obligations

The Tenant agrees to permit his or her apartment to be treated from time to time for control of pests. Pest control is performed semi-annually in each apartment.

9. Landlord Obligations
10. Inspections
11. Legal Notices
12. Accommodation of Persons with Disabilities
13. Termination of the Lease
14. Grievance Procedure
15. Cost of Legal Proceedings
16. Modifications
17. Failure to enforce the lease

Below are programs provided to our residents:

1. GED
2. Employability Workshops
3. Job Placement Assistance
4. Transportation
5. Self-Paced Typing
6. College Scholarship Opportunities
7. Volunteer Income Tax Assistance (VITA) (Referral)
8. Crime Prevention Programs
9. Community Leadership Support
10. Needs Assessments
11. Enrichment Programs
12. Financial Literacy Workshops
13. Senior Citizens Programs
14. Job Training/Job Readiness Skills
15. Computer Education
16. Homeownership Counseling

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

The grievance procedure has been established to provide guidelines for management and tenants in the just and effective settlement of grievances. It shall compass all individuals grievances between the tenant and the Authority. Excluded from the procedure is any grievance concerning an eviction or termination of tenancy based upon the tenant's creation or maintenance of a threat to the health and safety of other tenants or management employees.

The grievance procedure includes a list of definitions for all parties, the procedure to obtain an informal hearing, scheduling of the hearing, procedures governing the hearing decision of the hearing panel, if necessary (Lease Termination) action, and the decision of the hearing officer. The grievance procedure is posted in all rental offices.

The Newport News Redevelopment and Housing Authority will do the following as it relates to grievances or appeals: All grievances or appeals arising under the lease shall be processed and resolved pursuant to the Grievance Procedure which is in effect at the time such grievance or appeal arises. The policy is posted in the rental office and incorporated herein by reference. The hearing officer shall be an employee whose duties and responsibilities are not involved in the grievance. In the case of a three members panel, one is selected from NNRHA, a second member from one of the resident councils and a third will be an individual selected by the Hearing Officer. The Hearing Officer chairs the appeal but does not vote in the process.

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

NNRHA Homeownership Assistance Programs

NNRHA offers affordable newly constructed and renovated homes for income eligible purchasers under the HOMEBuilder and HOMEPlace Programs. NNRHA also administers the citywide, down payment assistance program for first-time homebuyers. These Homeownership Assistance Programs are funded through the Community Development Block Grant (CDBG) and HOME Investments Partnerships Program (HOME). These programs are designed to provide assistance to eligible home buyers in purchasing homes within the municipal limits of Newport News to occupy as their primary residence. Eligible applicants must meet income guidelines as set by HUD, attend an 8-hour homebuyer's education class, and demonstrate the ability to obtain a mortgage (additional restrictions may apply).

SPARC (Sponsoring Partnerships & Revitalizing Communities) program lowers loan interest rate up to one percent (1%) lower than Virginia Housing's published first-time Homebuyer rate.

In May 2019, the U.S. Department of Housing and Urban Development (HUD) awarded a \$30 million Choice Neighborhoods Implementation Grant for revitalization projects in the Marshall-Ridley Choice Neighborhood. Newport News was one of four cities in the country to receive the grant in 2019, which helps to revitalize distressed neighborhoods and strengthen economic development in the community. These funds will be leveraged with public and private investments to undertake a comprehensive transformation of the Ridley Place community and address the challenges in the surrounding neighborhood. In working with residents of the Ridley Circle as well as residents within the neighborhood, one of the primary housing goals of the transformation of this area is to increase the rate of homeownership in the neighborhood. As identified in the application, the Authority intends to develop new homeownership units within the CNI neighborhood over several phases. Additional information on CNI can be found at <https://www.nmva.gov/2255/Choice-Neighborhoods-Initiative>.

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of (24 CFR §903.7(i)). Provide a description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(i))

Requirements of the Program

1. Each non-exempt adult in a family paying at least the minimum rent must contribute and document some combination of 8 hours per month of community service or self-sufficiency activity.
2. The 8 hours per month may either be volunteer work or self-sufficiency program activity or a combination of the two.
3. The required community service or self-sufficiency may be completed at 8 hours each month or may be aggregated across a year. Any blocking of hours is acceptable as long as 96 hours is completed by each annual certification.
4. Activities must be performed within the neighborhood and not outside the jurisdictional area of NNRHA. The exception to this rule would be adults who are enrolled in full-time higher education or vocational training. Their hours of education would count toward the requirement.
5. Family obligations.
 - a. At least execution or re-examination after the effective date of this policy, all adult members (18 or older) of a public housing resident family must
 1. Provide a documentation that they are exempt from Community Service requirement if they qualify for an exemption, and
 2. Sign a certification that they have received and read this policy and understand they are not exempt, failure to comply with the with the Community Service requirement will result in the termination of their lease.
 - b. One each month non-exempt family members must present a completed documentation form (provided NNRHA) of activities performed over the previous month to the Service Coordinator.

HUD has published Notice PIH20215-12 on "Administering the Community Service and Self-Sufficiency Requirement (CSSR)." The Notice, which replaces Notice PIH 2009-48 this notice expands exemption.

Exempt Residents:

The NNRHA determines if an individual is exempt from the CSSR and the documentation needed to support the exemption. Exemptions for adult residents, as codified at 24 CFR 960.601, include persons who are:

- A. 62 years or older;
- B. 1) Blind or disabled, as defined under 216(i)(1) or 1614 of the Social Security Act (42 U.S.C. Section 416(i)(1); Section 1382c), and who certify that, because of this disability, she or he is unable to comply with the service provisions of this subpart, or
2) Is a primary caretaker of an individual as listed above
- C. Engaged in work activities (see Notice PIH 2003-17 (HA)). In order for an individual to be exempt from the CSSR requirement because he/she is "engaged in work activities," the person must be participating in an activity that meets one of the following definitions of "work activity" contained in
 - 1. Unsubsidized employment;
 - 2. Subsidized private-sector employment;
 - 3. Subsidized public-sector employment;
 - 4. Work experience (including work associated with the refurbishing of publicly assisted housing) if sufficient private sector employment is not available.
 - 5. On-the-job training;
 - 6. Job search;
 - 7. Community service programs;
 - 8. Vocational educational training (not to exceed 12 months with respect to any individual)
 - 9. Job skills training directly related to employment;
 - 10. Education directly related to employment in the case of a recipient who has not received a high school diploma or a certificate of high school equivalency;
 - 11. Satisfactory attendance at secondary school or in a course of study leading to a certificate of general equivalency, in the case of a recipient who has not completed secondary school or received such a certificate;
- D. Able to meet requirements under a State program funded under part A of title IV of the Social Security Act (42 U.S.C. Section 601 et seq.) or under any other welfare program of the State in which PHA is located including a State-administered Welfare-to-Work program; or,
- E. A member of a family receiving assistance, benefits, or services under a State program funded under part A of title IV of the Social Security Act administered Welfare-to-Work program, and has not been found by the State or other administering entity to be in noncompliance with such a program

The notice expands the exemption from the CSSR for "a member of a family receiving assistance, benefits, or services under a state program funded under part A of title IV of the Social Security Act (42 U.S.C. Section 601 et seq.), or under any other welfare program of the state in which the PHA is located, including a state-administered welfare-to-work program, and has not been found by the state or other administering entity to be in noncompliance with such a program.

HUD has determined that the Supplemental Nutritional Assistance Program (SNAP) qualifies as a welfare program of the state. Therefore, if a tenant is a member of family receiving assistance under SNAP, and has been found by the administering state to be in compliance with the program requirements, that tenant is exempt from the CSSR.

To help PHAs determine whether a person should be exempt under this requirement, NNRHA will consider the following:

- 1) The person must be a part of the family that is receiving assistance (i.e. part of the family as defined by the state welfare administration) under this provision.
- 2) The person must be determined by the state agency to be in compliance with the program requirements.

If a person meets these two requirements, then they are exempt under this provision. If not, the person is not exempt from the CSSR under this provision.

College students, whether part-time or full-time, are not automatically exempted from the community service and self-sufficiency requirement (CSSR). However, as described in Notice PIH 2015-12 (and in the HUD regulations at 24 Code of Federal Regulations 960 Subpart F), Students may be complying with the CSSR by performing self-sufficiency activities.

Under the CSSR, non-exempt adult residents must perform 8 hours per month of community service activities (or a combination of both). A list of eligible self-sufficiency activities contained in Notice PIH 2015-12 includes "higher education (community college or college)". College students are meeting the CSSR requirement as long as their educational activities total at least 96 hours per year. A student would not need to be enrolled full-time to be in compliance with the CSSR.

Students who are meeting the CSSR requirement through self-sufficiency activities should be coded as "in compliance" in field 3q of Form HUD-50058 (code 1). They should be coded as exempt from the requirement.

1. At each annual re-examination, non-exempt family members must present a completed documentation form (provided by NNRHA) of activities performed over the previous twelve months. Both forms will include places for signatures of supervisors, instructors, or counselors and the Service Connector certifying to the number of hours contributed each month by month. Additional supporting documentation may be requested of the resident to verify CSSR participation or exempt status. Copies of the certification forms and supporting documentation must be retained in the NNRHA files.
2. Change in exempt status:
 - a. If during the twelve (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report this to NNRHA and provide documents of such.
 - b. If during the twelve (12) month period, an exempt person becomes non-exempt, it is his/her responsibility to report this to NNRHA and the property manager.
 - c. The Service Coordinator will provide the person with the Recording/Certification documentation form and a list of agencies in the neighborhood that provide volunteer and/pr training opportunities.

NNRHA OBLIGATIONS

1. To the greatest extent possible and practicable, NNRHA and its property manager will
 - a. Provide names and contacts of agencies that can provide opportunities for residents, including those with disabilities, to fulfill their Community Service/Self-Sufficiency obligations;
 - b. Include a disabled person who is otherwise able to be gainfully employed, since such an individual is not exempt from the Community Service requirement; and provide referrals for volunteer work or self-sufficiency programs.
2. The property manager will provide the family with exemption verification forms and Recording/Certification documentation forms and a copy of this policy at initial application and at least execution.
3. NNRHA will make the final determination as to whether or not a family member is exempt from the Community Service/Self-Sufficiency requirement. Residents may use NNRHA's Grievance Procedure if they disagree with NNRHA's determination. Non-compliance Residents: PHAs may not evict a family due to CSSR non-compliance. However, if NNRHA finds a tenant is non-compliant with CSSR, then the NNRHA must provide written notification to the tenant of the noncompliance which must include: A) A brief description of the finding of Non-compliance with CSSR. B) A statement that the NNRHA will not renew the lease at the end of the current 12-month lease unless the tenant enters into a written work-out agreement with the NNRHA or the family provides written assurance that is satisfactory to the NNRHA explaining that the tenant or other noncompliant resident no longer resides in the unit. Such written work-out agreement must include the means through which a noncompliant family member will comply with the CSSR requirement.

Enforcement Documentation: Should a family refuse to sign a written work-out agreement, or fail to comply with the terms of the work-out-agreement, PHAs are required to initiate termination of tenancy proceedings at the end of the current 12-month lease due to the fact that the family is failing to comply with lease requirements. When initiating termination of tenancy, proceedings, the NNRHA will provide the following procedural safeguards: A. Adequate notice to the tenant of the grounds for terminating the tenancy and for non-renewal of the lease. B. Right of the tenant to be represented by counsel; C. Opportunity for the tenant to refute the evidence presented by the PHA, including the right to confront and cross-examine witnesses and present any affirmative legal or equitable defense which the tenant may have; and, D. A decision on the merits.

Safety and Crime Prevention (VAWA). Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

The Newport News Redevelopment and Housing Authority has an active plan for safety and crime prevention measures to ensure the safety of public Housing residents. Crime prevention is addressed utilizing a community policing and partnership approach throughout all of our communities. Our Partnership relationships include the Newport News Police Department, Newport News Commonwealth Attorney's Office, residents and citizens of our communities as well as local, State and Federal law enforcement organizations.

We currently partner with the Police Department in a program that has off-duty police officers in our communities to keep and be a deterrent for possible criminal activities. These officers work closely with the Safety & Security Office and AMP Managers to identify problem areas and then address and deal with those problems. This program has proven extremely successful.

We have access to quarterly statistical reports from the Police Department which gives figures for arrests, reported offenses and calls for service within the Housing Authority communities. The Safety & Security Office also has access to the Newport News Police Department's Criminal Justice Information System which allows us to track crimes that have been committed throughout the city on a daily basis to see if

they have occurred on our properties. We utilize "Hot Spot" cards, a Fraud Waste and Abuse hotline, and we provide a drop box for residents and employees to share information to us anonymously regarding crimes or illegal activities on our properties. Additionally, we have installed a camera system at Marshall Courts that ties into the Police Department which provides an additional crime fighting and investigative tool.

Annually, all residents are provided with a copy of our VAWA Policy. In addition, each year in partnership with Transitions Family Violence Services and the Newport News Commonwealth Attorney's Office-Advocate Victims Unit, we hold a Domestic Violence Workshop to educate tenants and staff on domestic violence and how it negatively impacts the lives of those in the community. (See attached VAWA Policy)

We continue to look for ways to enhance safety and security in our communities through education, training, updating equipment and demonstrating to our residents our safety focus.

The police department will be using an apartment in Aqueduct as an office. This apartment will help maintain an officer's presence in the area and promote community engagement.

Pet Policy. Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

The purpose of the pet policy is to establish the Authority's policy and procedures governing the ownership of common household pets in public housing units. This policy explains the criteria on the keeping of pets and establishes reasonable rules governing their care. The pet policy includes the following

Sections:

1. Registration of Pets
2. Animals that assist person with disabilities plus addendum on subject matter
3. Type of Pets
4. Pet Deposits
5. Noise
6. Residents Responsibilities
7. Pet Care
8. Inspections
9. Pet Removal

The pet policy does not plus to service animals, support, or therapy animals that are used to assist persons with disabilities.

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

The NNRHA Executive Staff reviews its operating income and expense statements with property staff on an on-going basis to address variations to the operating budget. Expenses are monitored and adjustments made as necessary. Capital needs, rehabilitation and modernization will be addressed utilizing the annual Capital Grant and 5 Year Plan priorities. The Rental Assistance Demonstration program will assist with comprehensive capital needs through a combination of 4% and 9% Low Income Housing Tax Credit equity, operating reserves and accumulate Replacement Housing Factor funds as eligible.

In addition, Physical Needs Assessments (PNA) will be prepared and used as a tool to guide all capital and rehabilitation needs. Physical Needs Assessments were conducted for Aqueduct Apartments and Pineroft Apartments in 2022 to support and prioritize future capital improvement.

The PNA review will also inform the need to consider demolition/disposition and reconstruction as a method to ensure assets are viable and meet the need of our residents.

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

- (1) NNRHA must ensure consistency with the Consolidated Plan of the jurisdiction;
- (2) Meet with each Resident Council or Resident Advisory Board;
- (3) NNRHA must provide a review of the amendments/modifications to the public during a 45 day public review period;
- (4) A notice will be placed in the local newspaper-Daily Press and we will use other newspapers such as Tidewater Hispanic and the Korean Post to meet our Fair Housing/LEP requirements. The notice will include the date, time and location of the Board of Commissioners meeting
- (5) NNRHA will not adopt the amendment or modification until the Board of Commissioners vote in a meeting open to the public;

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the "Sample PHA Plan Amendment" found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

Standard deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals and objectives, or plans of the agency and which require the formal approval of the Board of Commissioners.

Proposed demolition, disposition, homeownership, Capital Fund Financing development, Rental Assistance Demonstration, or mixed finance proposals are considered by HUD to be significant amendments to the CFP 5 Year Action Plan. In addition, in conjunction with this amendment and in consideration of future RAD conversions NNRHA has examined its definition of "Substantial Deviation" in Section 10 of the Five Year Plan and has excluded the following items:

1. The decision to convert to either Project Based Assistance or Project Based Rental Assistance (PBRA).
2. Changes to the Capital Fund Budget produced as a result of each approved RAD conversion.
3. Changes to the construction and rehabilitation plan for each approved RAD conversion.
4. Changes to the financing structure for each approved RAD conversion.

A copy of the revised Significant Amendment and Substantial Deviation Modification is attached.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#) (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

HOPE VI or Choice Neighborhoods. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. (Notice PIH 2011-47)

In June 2016, the City of Newport News and the Newport News Redevelopment and Housing Authority were awarded a \$500,000 Choice Neighborhoods Initiative Grant from HUD to plan for the revitalization and transformation of a portion of the Southeast Community. This planning grant enabled the City and Authority to plan a comprehensive approach to address neighborhoods and distressed public or HUD-assisted housing to transform the neighborhood. The program is designed to facilitate improvements in neighborhood assets, housing, services and schools. Authority-owned property located in the targeted area includes Ridley, Spratley, Lassiter and a portion of Marshall as well as the vacant 35 acres parcel which was the former Dickerson Courts and Harbor Homes Apartments.

In May 2019, HUD awarded a \$30 million Choice Neighborhoods Implementation Grant for revitalization projects in Marshall-Ridley Choice Neighborhood. These funds will be leveraged with public and private investments to undertake a comprehensive transformation of the Ridley Place community and address the challenges in the surrounding neighborhood. This involves the demolition of the Ridley public housing property.

Since the award of the implementation grant, NNRHA and the City of Newport News have been working with citizens, public and private agencies and organizations to refine the CNI Transformation Plan that was adopted by the Newport News City Council in June of 2018 and submitted to and accepted by HUD in July 2018.

NNRHA and its development partner Penrose, LLC, have begun planning site improvements and building design and have conducted community input sessions. The CNI transformation plan calls for the development of approximately 440 new mixed-income rental housing units to be developed over four phases. The first phase of housing, which will be constructed in the 2700 and 2800 blocks of Jefferson Avenue, has been awarded funding and construction began in early 2021. The second and third phases of CNI housing development will be constructed on the Ridley Place site and has received LIHTC and state matching resources.

Funding will come from multiple sources, with most of the financial support for the housing development coming from the low-income housing tax credit (LIHTC) program.

Mixed Finance Modernization or Development. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

To date, NNHRA converted seven (7) public housing properties, for a total of 498 rental units, under HUD's Rental Assistance Demonstration Program. This program allows public housing properties to convert to long-term Section 8 rental assistance contracts to preserve the nation's affordable rental housing stock. The properties include:

1. Cypress Terrace Apartments	VA003000310	82
2. Oyster Point Apartments	VA003000310	96
3. Brighton Apartments	VA003000310	100
4. Orcutt III Townhomes Apartments	VA003000326	30
5. Lassiter Courts	VA003000317	100
6. Spratley House	VA003000321	50

7. Orcutt Townhomes I	VA003000325	40
TOTAL		498

Spratley House (VA003000321): In November 2018, issued a Commitment to Enter into a Housing Assistance Payments Contract (CHAP) award related to NNRHA's inclusion of this project in the Rental Assistance Demonstration program. NNRHA will be converting this project based on rental assistance under PIH Notice 2019-23, Rev 4 and any successor Notices. Upon conversion to Project Based Rental Assistance the Authority will adopt resident rights, participation, waiting lists, and grievance procedures listed in Section 1.7 of H2019-23/PIH 2019-23, Rev -4, and PIH H-2016-17/PIH -2016-17.

In conjunction with the Spratley House RAD conversion, NNRHA's Capital Fund Budget will be reduced by the pro-rata share (\$56,077) of annual NNRHA capital fund attributed to the Spratley House Public Housing Development converted via RAD and that NNRHA may borrow fund to address their Capital needs. In addition, for the Spratley House Project RAD conversion NNRHA will be contributing Operating Reserves in the approximate amount of \$500,000, and Replacement Housing Factor funds in the amount of \$100,000. These amounts will be leveraged with other federal and state program funds allowed by the RAD Program. The conversion is subject to the approval of RAD conversion and receipt of public and private sources of funds.

In early 2021, NNRHA submitted an application to HUD for the conversions of Orcutt Townhomes I (VA0030002325 - 40 units) under the RAD program. The successful conversion of this project is dependent on several factors such as the financial feasibility and NNRHA's access to private sources of capital and to borrow funds to repair and preserve its affordable housing areas. A LIHTC application was submitted to Virginia Housing in March 2022 for the Orcutt Townhomes and RAD conversion. The anticipated RAD closing for Orcutt Townhomes I will occur in June 2023.

Pinecroft and Aqueduct are being considered for RAD renovation/conversion within the next five years.

As part of the Choice Neighborhoods Initiative (CNI) Transformation Plan, Ridley Place (VA003000304) will be redeveloped over several phases with hard replacement units onsite as well as some units replaced as tenant based or project based vouchers. The CNI transformation plan will govern the mix of the 259 replacement units.

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

NNRHA Demolition Applications were recently approved:

Ridley Place Apartments VA003000304

As a part of the HUD Choice Neighborhood Initiative, NNRHA demolished the Ridley Place Apartments under Section 24 of the U.S. Housing Act of 1937. Demolition was approved by HUDSAC in April 2022 and demolition was June 2022 and the disposition application will be submitted by February 2022.

Marshall Courts VA003000302

Number of Units Proposed for demolition: Phase VII Demolition of 88 units of the 347 (To date a total of 259 of the 347 apartments units have been renovated. Some of the demolition actions indicated above may be further evaluated to determine if a demolition or rehabilitation would be more advantageous). A Section 18 application and a Tenant Protection Voucher has been approved by HUD. Relocation will occur in 2024.

NNRHA may consider conversion of existing developments to Project-Based Vouchers under Rental Assistance Demonstration (RAD).

NNRHA reserves the right to submit additional and/or disposition applications for any development, subject to Board and HUD's approval, including but not limited to emergency projects, such as demolition of unsafe structures, as may become necessary.

In October 2019, the Authority issued a Request for Proposal (RFP) for the sale and development of 1511 Harbor Lane and 520 21st Street to support the Advancement of economic development and job creation initiatives within the southeast community and the Marshall-Ridley Choice Neighborhood. In June 2020, the NNRHA Board of Commissioners (BOC) designated S23 Holdings, LLC (Developer) as the preferred developer for an approximately a 17-acre portion of 1511 Harbor Lane which is expected to result in significant capital investment and job creation through the creation of ship repair and fabrication facility. To facilitate the proposed project, the Economic Development Authority of the City of Newport News (EDA) who will negotiate and enter into a purchase and sale agreement with the selected Developer. The EDA will also facilitate commercial development on the remaining approximately 3.3 acres portion of 1511 Harbor Lane along with Jefferson Avenue corridor. The sale proceeds will be used to pay for eligible costs of disposition, such as appraisal and environmental expenses, with the primary use of proceeds for development under Choice Neighborhood Initiatives. The sale of 1511 Harbor Lane to the EDA is included in the approved 2019 PHA Plan and the Authority submitted an application to HUD requesting approval of the disposition and sale of 1511 Harbor Lane and release and removal any HUD restrictions. The disposition has been approved by HUD.

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission; 5) the number of units affected and; 6) expiration date of the designation of any

HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Orcutt Townhomes (VA003000325) 40 units

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3](#), [successor RAD Implementation Notices](#), and other [RAD notices](#).

As noted above, in 2013, The Authority submitted a portfolio for nine (9) of its public housing properties to HUD for the Rental Assistance Demonstration (RAD) Program. The Oyster Point, Brighton, Cypress Terrace, Orcutt Townhomes III, Lassiter Courts and Spratley House have been converted to project based assistance under RAD.

In conjunction with the conversion of the Orcutt Townhomes I Project to the Section 8 Program via the Rental Assistance Demonstration Program (RAD) a Commitment to Enter into a Section 8 Housing Assistance Payments Contract (CHAP) has been received. A LIHTC set aside for this endeavor has also been received from the Virginia Housing Authority. This assistance will be combined with Federal Capital Funds, VA DHCD funding and private equity (from the sale of tax credits) to undertake comprehensive interior and exterior renovations on the project as required by RAD. Related planning and studies are underway to enable a final RAD application to be submitted to HUD for approval. Subject to this approval, closing on the conversion will occur following with the temporary relocation of residents to enable comprehensive renovations to be undertaken.

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty day notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.503) (24 CFR 903.7(b))

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.505) (24 CFR 903.7(b))

No Police Officer living/residing in Public Housing. NNPD is using a unit at for Aqueduct anti-crime prevention activities.

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21](#) and [Notice PIH-2017-03](#). (24 CFR §903.7(e))

NNRHA has implemented Non-Smoking Policies in all of our public housing complexes and administrative offices as of July 1, 2018.

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan (24 CFR §903.7(b)).

In December 2022, in accordance with 24 CFR 983.6(d), we requested permission to project base no more than 40 vouchers through using a Request for Proposals. The RFP was posted in January 2023.

NNRHA received approval from the Department of Housing and Urban Development to use project based vouchers within our 20% limit of budget authority. The Department of Housing and Urban Development (HUD) requires that we provide them with a subsidy layering review and environmental review reports for their approval before we enter into a Housing Assistance Payment contract. The subsidy layering review is intended to prevent excessive public assistance from other local, state and federal housing agencies. Project based vouchers help promote deconcentration of poverty and provides alternate affordable housing opportunities for families in Newport News.

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §990.145(a)(1).

The Authority will continue ongoing renovations of residential units at Marshall Courts. The renovations include removal of mansard roofing and exterior renovations, new windows and exterior doors, new lighting (interior and exterior) the construction of new porches, stoops and roofs, removal and replacement of plumbing fixtures and water heaters, replacement of HVAC equipment, renovations to the kitchens including new cabinets and appliances, new flooring throughout the units, renovated bathrooms. The units undergoing renovations must be vacant to perform the work. This work has been approved in previous HUD approved PHA Annual plans. All units planned for rehab at Marshall Courts have been renovated.

Aqueduct Apartments-NNRHA plans to undertake the renovations of the Aqueduct Apartments as well as the Community Center. The work included kitchen and bathroom upgrades, new flooring.

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided. The Authority intends to apply for funding under the Capital Fund Emergency Safety and Security Grant for FY2020-21 to address safety and security threats that pose a risk to the health and safety of public housing residents due to violent crimes or property related crimes within any of its public housing communities that meet HUD's eligibility requirements.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR §903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on March 19, 2021"

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

L. Housing Management

The Authority currently has 799 units of public housing located throughout the City and administers 3,080 Housing Choice Vouchers (Section 8). Housing activities in 2023 included:

- One hundred twenty seven (127) new Housing Choice Vouchers (HCV) (Section 8) participants received vouchers.
- One hundred eight (108) new families leased a public housing unit in 2022.
- The public housing lease rate for the year was 95.00%.
- There were 210 public housing applications and 386 Section 8 applications processed in 2023.
- The Authority's Maintenance Department completed 8591 work orders in 2023.
- On December 31, 2022 there were 596 families on the Section 8 and Public Housing waiting lists.
- NNRHA was awarded 32 Emergency Housing Vouchers to assist families who are Homeless or have a higher risk of Housing Instability. This partnership is between Continuum of Care and NNRHA.
- The Lift & Connect Resource Center in Newport News, VA was designated an EnVision Center demonstration site: The site aligns with the EnVision Center goal to empower households towards self-sufficiency and will provide our community with support in the four pillars: Economic Empowerment, Educational Advancement, Health and Wellness, and Character and Leadership.
- The Virginia Fair Housing Law has been amended to include the following Protected Classes: They are included in all marketing materials, advertisements, policy documents and our website:

1. Race
2. Color
3. Religion
4. National Origin
5. Sex
6. Elderliness
7. Familiar Status
8. Disability
9. Source of Funds
10. Sexual Orientation
11. Gender Identity
12. Military Status

Total Affordable Housing Inventory Type:

Name	# of Units	Type
Lassiter Courts 811 C Taylor Avenue Newport News, VA 23607	100	LIHTC-RAD

Marshall Courts 741 34 th Street Newport News, VA 23607	347	Public Housing
Oyster Point 550 Blue Point Terrace Newport News, VA 23602	96	LIHTC-RAD
Aqueduct 13244 Aqueduct Drive Newport News, VA 23602	262	Public Housing
Cypress Terrace 25 Teardrop Lane Newport News, VA 23608	82	LIHTC-RAD
Pinecroft 75 Wellesley Drive Newport News, VA 23606	140	Public Housing
Brighton 810 Brighton Lane #93 Newport News, VA 23602	100	LIHTC-RAD
Spratley House 651 25 th Street Newport News, VA 23607	50	LIHTC-RAD
Ashe Manor 900 36 th Street Newport News, VA 23607	50	LIHTC/Public Housing
*Orcutt Townhomes I 900 36 th Street Newport News, VA 23607	40	LIHTC/RAD
Orcutt Townhomes III 900 36 th Street Newport News, VA 23607	30	LIHTC-RAD
Great Oak 1 Great Oak Circle Newport News, VA 23606	143	LIHTC-mixed finance
Lofts on Jefferson c/o Newport News Redevelopment and Housing Authority P.O. Box 797 Newport News, VA 23607	14	VHDA Reach Loan
Jefferson Brookville 2501 Jefferson Avenue Newport News, VA 23607	50	LIHTC
Total	1504	

*RAD Conversion by 11-1-24

II. Community Services

The authority provides a number of services and programs for its residents. Program accomplishments and related awards are listed below.

- In June 2023, the Neighborhood Education Center Scholarship Program generated \$30,577 for scholarships and financial aid assistance for residents living in public housing and housing choice voucher clients. Nine individuals, 4 graduating students and 5 adults, received scholarships to continue their education.
- Omega Psi Phi – Kappa Iota Chapter of Omega Psi Phi, Inc coordinated with Community Resources staff and delivered Thanksgiving greetings and food baskets to 10 families at Marshall Courts and 10 families at Aqueduct Apartments.
- Senior Holiday Lunches -- Dominion Terminal Associates provided three hundred forty-seven (347) boxed deli lunches from TASTE. Each senior also received a \$10.00 Walmart gift card, communities included Pinecroft Apartments, Spratley House, Ashe Manor, Lassiter Courts, Jefferson Brookville, and Marshall Courts. The Newport News Police department assisted NNRHA staff with the distribution of the lunches on Wednesday, December 20, 2023.
- The Family Self Sufficiency (FSS) program enrolled (11) Public Housing and (17) HCV new participants during the year. A total of (4) participants purchased homes.
- St. Vincents De Paul Catholic Church -- Community Resources staff coordinated with St. Vincent's members and volunteers and delivered 10 Thanksgiving baskets to families in Marshall Courts and Aqueduct Apartments.
- NNRHA in partnership with Kimberly Hobbs, owner and CEO of All Ways There Home Health Care offered (2) free 40 hours of Personal Care Aide training to residents of NNRHA. A total of 15 residents attended and 12 were hired.
- Thomas Sentz, Financial Advisor at HRCAP hosted (2) Financial Literacy and (2) Credit Repair Classes for the residents in Marshall Courts and Aqueduct. A total of (15) residents attended these classes.
- Golden Years Assisted Living Facility in partnership with NNRHA hosted (2) hiring events for the residents of Marshall Courts and Aqueduct Apartments. Denise Dickerson, Director of Golden Years Assisted Living Facility interviewed a total of 10 residents and 8 were hired. Jobs included housekeeping, cooks, med techs, and aides.
- HUD Strong Families in conjunction with NNRHA hosted "Family Fun Day" at Aqueduct and Marshall Courts in June. Residents enjoyed healthy snacks, line dancing, family painting, jewelry making, face painting, giveaways, family photos, and haircuts. They also were provided information about financial literacy, mental health awareness, hygiene information, and interactions with the NNPD. Approximately 51 families attended.
- Legal Aid Society of Eastern VA and Peninsula Agency on Aging (PAA) partnered with the Community Resources Department to provide important legal documents to interested seniors at Pinecroft Apartments. Susan Castle, PAA, and Claire Izah, attorney, met individually with 6 residents in November to review and finalize Wills, Power of Attorney and /or Advanced Medical Directive documents. Residents signed their documents which were then notarized.
- Vaccination Clinics – Community Resources partnered with Cindy Williams of Riverside Health Systems to offer 2023/2024 flu and Pfizer COVID -19 vaccines for the senior communities of Spratley House, Ashe Manor, Pinecroft and Great Oak Apartments. A total of 115 vaccines were provided.
- Newport News Public Library – The Newport News Public Library in partnership with NNRHA are sponsoring monthly programs at Spratley House, Ashe Manor, and Pinecroft Apartments. Each month the NNPL brings a creative project to the seniors along with necessary supplies. These engaging projects have many benefits, such as promoting cognitive stimulation, enhances mood and emotional well-being, provides a sense of accomplishment, and contributes to overall mental and physical health.
- Volunteer Tax Assistance Program (VITA) – Community Resources referred 20 residents to the VITA program for taxes.

III. Community Development and Capital Improvements

- Since 2016, the Authority has converted and renovated six (6) of its public housing communities (Oyster Point, Brighton, Cypress Terrace, Orcutt Townhomes III, Lassiter Courts and Spratley House), under the Rental Assistance Demonstration (RAD) program. A total of 458 residential units have been converted.
- NNRHA, in conjunction with planning and underwriting the Orcutt Townhomes RAD conversion, its seventh, has received a CHAP contract, secured a set aside of LIHTC and a commitment for equity. A related NNRHA application for \$2.1 million has been submitted to the Virginia Department of Housing and Community Development (VADHCD). Subject to this approval, this funding will be combined with the aforementioned monies and \$3.887 million in Capital Program funds and included in a RAD financing plan to be submitted to HUD. This approval will be followed by receipt of a RAD conversion commitment (RCC) and closing on this conversion. Thereafter, residents will be temporarily relocated to enable renovations to begin. Such work will take from 10-11 months to complete followed by the return of residents to the project.

- Completed the Marshall Courts Phase V renovations, which are a continuation of the ongoing comprehensive renovations of this community. This phase included twenty (20) residential apartments. The upgrades include removal of mansard roofing and exterior renovations, new windows and exterior doors, new lighting (interior and exterior), construction of new porches, stoops and roofs, removal and replacement of plumbing fixtures and water heaters, replacement of HVAC equipment, renovations to the kitchens including new cabinets and appliances, new flooring throughout the units and renovated bathrooms.
- In late 2020, NNRHA began Marshall Courts Phase VI renovations. This phase involves the renovations of twelve (12) residential four (4) bedroom apartments. Exterior upgrades include new roofing, exterior siding, windows, and doors. Other improvements include LED lighting, (interior and exterior), new electrical upgrades and new fixtures. Renovations also include replacing water heaters, kitchen and bathroom fixtures, HVAC equipment, new kitchen cabinets, appliances and new flooring throughout the apartment units. Renovations were completed in 2021.
- In October 2023, RAD closing took place for the conversion of Orcutt Townhomes I, a 40 unit townhouse apartment property. Residents were temporarily relocated to enable renovations to begin. It is anticipated that work will take 10-11 months to complete followed by the return of residents to the project.
- In October 2023, NNRHA received a HUD approval for Marshall Courts Phase VII-the demolition of 88 apartment units. Demolition activities are slated to begin in spring of 2024. NNRHA received tenant protection vouchers for the families that will be relocated.
- In 2019, NNRHA approved the issuance of \$34,780,000 of Multifamily Housing Revenue Bonds to assist two developers in financing a portion of the cost of acquiring, constructing, renovating, rehabilitating, and equipping the multifamily residential rental housing communities. Renovation work associated with those two communities were completed in 2020. The two developers were: 617 Adams Drive LLC - \$16,780,000 and Harbour-Newport News Limited Partnership - \$18,000,000.
- In 2019, HOME Program loan funds of \$250,000 were approved for Huntington Village Apartments to assist in the construction of 96 apartment units for low to moderate income families.
- Multifamily Housing Revenue Bonds in the amount of \$18,000,000 and \$7,500,000 were approved in 2020 to assist two developers that are constructing, acquiring, and renovating multifamily residential rental housing projects. The two developers were: Woodlands at Oyster Point - \$18M and Carrier Point II Apartments - \$7.5M.
- In 2021, Multifamily Revenue Bonds in the amount of \$24,000,000 and \$1,000,000 were approved to assist two developers in acquiring, constructing, and renovating multifamily residential rental housing projects. The two projects were: Denbigh Trace Apartments - \$24,000,000 and Newport Harbour Apartments-\$1,000,000.
- In 2022, NNRHA approved the issuance of Multifamily Revenue Bonds to assist three developers in financing a portion of the cost of acquiring, constructing, renovating, rehabilitating, and equipping 3 residential housing communities. The three developments were the Woodlands at Oyster Point - \$19,999,000, City Line Apartments - \$35,000,000, and Stewart Gardens Apartments - \$71,000,000.

C. Other Document and/or Certification Requirements.

- C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)
- C.2 Certification by State of 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. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting 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*. 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. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of

the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." (24 CFR §903.9)

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

D.1 Affirmatively Furthering Fair Housing (AFFH). Continuation

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City and NNRHA make every effort to protect persons and the environment by following HUD's HUD Lead Safe Housing Rule, (24 CFR 35) governing lead-based paint hazards receiving federal assistance. In PY 2022-2023, inspections by NNRHA lead certified staff continued to be conducted during Housing Quality Standards (HQS) and rehabilitation. In these instances, each homeowner or tenant was given EPA's pamphlet "Protect Your Family from Lead in Your Home" and information pertaining to the recognition of lead hazards in their homes.

Lead screenings conducted by NNRHA or third-party environmental firms for lead-based paint continue to be conducted on properties purchased and rehabilitated under the CDBG and HOME Programs. Where lead-based paint was discovered, these hazards were mitigated through paint stabilization and lead safe repair work as well as through abatement measures.

The Lead-Safe Housing Rule under the Environmental Protection Agency (EPA) requires inspection for lead-based paint in housing units rehabilitated with federal funds, and NNRHA strictly adheres to these regulations. These EPA guidelines also apply to inspections or testing for houses built before 1978 which are being reviewed by NNRHA for possible rehabilitation assistance through any federally funded program.

NNRHA strictly enforces the application of the EPA rule dated April 22, 2010, as amended January 13, 2017. This requires the use of lead safe practices and other actions aimed at preventing lead poisoning and applies to contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978. Such companies must be Repair, Renovate and Paint Certified and must follow specific work practices to prevent lead contamination. In keeping with this rule, NNRHA requires its staff to attend related EPA training and requires all new and existing contractors to provide documentation that they have been duly certified by EPA to undertake lead abatement work.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

We coordinate services with the partnering agencies listed below to assist families to become self-sufficient.

- A. Newport News Department of Human Services
- B. Newport News Public Library
- C. Peninsula Council for Workforce Development
- D. Virginia Employment Commission (VEC)
- E. NNRHA Family Self Sufficiency program
- F. Virginia Career Work
- G. Newport News Public Schools
- H. Newport News Peninsula Health Department

- I. Commonwealth Catholic Charities
- J. Hampton Roads Community Action Program
- K. Brooks Crossing Innovative and Opportunity Center
- L. The Offices at 25 & J

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Coordination continues at all levels of local government between City and NNRHA staff. Coordination begins at the policy level as City Council members are often briefed during bi-weekly work sessions on City funded and sponsored activities, including CDBG and HOME projects if appropriate. On a continuous basis, City management, to include department directors, meet. This includes the City Planning Director, Director of Development, City Codes Director, NNRHA Executive Director and others. Management staff discuss operational issues related to ongoing and planned developments, obstacles encountered and corrective actions. These meetings provide an opportunity for the City Manager's office to reiterate priorities. The City's Director of Development also meets on a weekly basis with the City Manager or acting City Manager to discuss various topics, to include CDBG and HOME related matters, when necessary.

The annual CDBG focus and funding awards are determined under the auspices of the CDBG Application Review Committee, consisting of two City Council members and representatives from the Planning Commission, Industrial Development Authority and NNRHA. This Committee reviews requests for assistance and holds a public meeting to allow applicants an opportunity to present their proposals.

Key City, NNRHA staff and many local organizations participate in the regional Continuum of Care, the Greater Virginia Peninsula Homelessness Consortium. Proposed and planned programs and issues related to services to the region's most vulnerable residents are discussed in open monthly meetings. This forum provides an opportunity to identify problems and develop procedures to improve the service delivery system. Several sub groups have been formed including a services resource committee, a housing resource committee and the Service Coordination and Assessment Network (SCAAN) to better determine, access and maintain available resources and/or services in the area.

Additional efforts to facilitate the planning and delivery of services include:

The Task Force on Aging - headed by an Assistant City Manager, meets monthly to identify and address obstacles regarding service delivery to seniors.

Hampton Roads Housing Consortium (HRHC)- HRHC is attended by key representatives from all localities in the region and is dedicated to improving regional housing stock.

Mayors and Chairs Commission on Homelessness - headed by an Assistant City Manager meets monthly with leadership from six regional localities to identify and address issues around homelessness, housing needs, resources, barriers, and partnership opportunities.

Hampton Roads Community Housing Resource Board (HRCHRB) - HRCHRB's primary mission is to create awareness and provide education to affirmatively further fair housing and identify issues/solutions.

People to People - invites dialogue and participation from cross generational and varied race volunteers to promote diversity with a focus racial, gender and economic equality.

The Newport News Youth & Young Adult Gang Violence Initiative - part of the City's Strategic Plan to address public safety. Reduction of violent gang and gang-related crime by youth and young adults is a City Council strategic priority.

CNI Implementation Team - regularly convenes representatives from multiple City departments, NNRHA, Urban Strategies Inc., and Newport News Public Schools. The Team discusses the housing, neighborhood and people components of the CNI Transformation Plan and identifies obstacles to achieving the plan goals.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Government agencies, for-profit and nonprofit organizations all play a part in the provision of affordable housing, community development, and economic development. The City and NNRHA continued to work with these entities to address housing and community development needs.

- A. Virginia Employment Commission (VEC)
- B. Consumer Credit Counseling
- C. Catholic Charities
- D. Habitat for Humanity Peninsula and Greater Williamsburg
- E. Virginia Department of Housing and Community Development
- F. Economic/Industrial Development Authority of the City of Newport News

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The Hampton Roads Community Housing Resources Board (HRCHRB), which includes the City of Newport News and the six other entitlement cities in the Hampton Roads region (Hampton, Chesapeake, Norfolk, Portsmouth, Suffolk and Virginia Beach) was responsible for an extensive Analysis of Impediments to Fair Housing Choice many years ago. The final Analysis of Impediments to Fair Housing Choice was prepared by an outside vendor and delivered to the

HRCHRB. The document provided information for the region and for each locality separately. Observations by the consultant that could be potential impediments to fair housing choice identified in the most recent analysis are noted below:

- Lack of comprehensive fair housing policy that addresses integration;
- Shortage of larger affordable housing units;
- Lower homeownership rates for minorities;
- Shortage of accessible housing available for persons with disabilities;
- Inadequate inclusion of limited English-speaking persons in federally funded services;
- Compliance of City's zoning ordinance with Fair Housing Act;
- Mortgage loan denials and how minorities were affected;
- Foreclosures and how minorities were affected.

The City and NNRHA support fair housing issues on a regional basis through participation in the HRCHRB, through local funding and staff participation. HRCHRB works closely with local, state and federal agencies to promote awareness of fair housing issues in Hampton Roads and helps coordinate and disseminate information to assist each locality with its fair housing plan. The HRCHRB has tried to keep itself updated with HUD requirements regarding an Assessment of Fair Housing and then HUD's reversion back to an Analysis of Impediments. The HRCHRB would like to work collaboratively on the preparation of a new regional fair housing-focused report, however, it has not yet entered into a contract with a consultant. Unfortunately, due to the continuation of COVID-19, the focus of most federal agencies has been on other matters over the last 36 months so no new guidance or initiatives have been provided as it relates to fair housing thus delaying a collaborative effort. The City, in conjunction with NNRHA has prepared an update to the current Analysis of Impediments and it generally reflects the same determinations as the previous one.

The City was involved in the following actions associated with the HRCHRB to affirmatively further fair housing:

Action: Continued staff and financial support of the HRCHRB.

Action: HRCHRB Localities continued reproducing an electronic Fair Housing Handbook that originated through the HRCHRB on an as needed basis.

Action: The HRCHRB website was kept up to date with relevant information.

Action: Continued participation in the Hampton Roads Housing Consortium (HRHC).

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 7.52 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. 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 Act 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.

NNRHA HUD Capital Improvements
5 Year Plan FFY 2024-2028

2024	Anticipated Budget	Proposed Revised Obligations	Anticipated \$
	\$ 3,750,000.00		
		Operations	\$ 375,000.00
		Management Improvements	\$ 50,000.00
		Administration	\$ 375,000.00
		Marshall Admin	\$ 500,000.00
		Pinecroft Ongoing Renovations	\$ 500,000.00
		Aqueduct Ongoing Renovations	\$ 900,000.00
		Marshall Ongoing Renovations	\$ 600,000.00
		Ashe Manor Ongoing Renovator	\$ 450,000.00
		Total Revised Proposed 2024	\$ 3,750,000.00
2025	Anticipated Budget	Proposed Revised Obligations	Anticipated \$
	\$ 3,600,000.00		
		Operations	\$ 360,000.00
		Management Improvements	\$ 50,000.00
		Administration	\$ 360,000.00
		Aqueduct Ongoing Renovations	\$ 1,550,000.00
		Marshall Ongoing Renovations	\$ 430,000.00
		Pinecroft Ongoing Renovations	\$ 425,000.00
		Ashe Manor Ongoing Renovator	\$ 425,000.00
		Total Revised Proposed 2025	\$ 3,600,000.00
2026	Anticipated Budget	Proposed Revised Obligations	Anticipated \$
	\$ 3,550,000.00		
		Operations	\$ 355,000.00
		Management Improvements	\$ 50,000.00
		Administration	\$ 355,000.00
		Marshall Admin	\$ 500,000.00
		Marshall Court Ongoing	\$ 1,050,000.00
		Pinecroft Ongoing Renovations	\$ 670,000.00
		Ashe Manor Ongoing Renovator	\$ 570,000.00
		Total Revised Proposed 2026	\$ 3,550,000.00

**NNRHA HUD Capital Improvements
5 Year Plan FFY 2024-2028**

2027	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 Maintenance	\$ 750,000.00
		Aqueduct Ongoing Renovation	\$ 900,000.00
		Pincroft Ongoing Renovations	\$ 460,000.00
		Ashe Manor Ongoing Renovation	\$ 560,000.00
		Total Revised Proposed 2027	\$ 3,400,000.00

2028	Anticipated Budget	Proposed Revised Obligations	Anticipated \$
	\$ 3,000,000.00		
		Administration	\$ 300,000.00
		Operations	\$ 300,000.00
		Management Improvements	\$ 50,000.00
		Aqueduct Ongoing Renovations	\$ 1,000,000.00
		Aqueduct Pest	\$ 200,000.00
		Marshall Exterior Maintenance	\$ 500,000.00
		Pincroft Ongoing Renovations	\$ 350,000.00
		Ashe Manor Ongoing Renovation	\$ 300,000.00
		Total Revised Proposed 2028	\$ 3,000,000.00

SUBJECT TO 5YR CAPITAL FUND PLAN APPROVAL

**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 3/31/2024

**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 2024 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 July 1, 2024, 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 certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which 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 RAB (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 manner in which 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.
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.
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.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
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 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 on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 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.
 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 acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing 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 200.333 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 be available at all times and 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.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Newport News Redevelopment and Housing Authority

VA003

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2024

5-Year PHA Plan for Fiscal Years 2020 - 2024

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director **Karen R. Wilds**

Name Board Chairman **Lisa Wallace-Davis**

Signature

Date

Signature

Date

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. 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 3/31/2024

Civil Rights Certification

Annual Certification and Board Resolution

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 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 fiscal year beginning _____ in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

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.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Newport News Redevelopment and Housing Authority VA003

PHA Name

PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director: Karen R. Wilds

Name of Board Chairperson: Lisa Wallace-Davis

Signature

Date

Signature

Date

The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

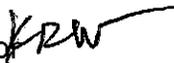
PUBLIC HEARING**NEWPORT NEWS REDEVELOPMENT AND
HOUSING AUTHORITY****Capital Fund Program FY24-FY28 Capital 5-Year
Plan**

This morning a public hearing is being held to receive comments on the proposed Capital Fund Program (CFP) FY 2024 – FY 2028 5-Year Plan.

A Notice appeared in the Daily Press on Sunday, January 28, 2024 and at the NNRHA Wilbern building, as well as all Public Housing rental offices and the occupancy office stating the draft Five Year Plan was available for public review at the Authority's office at 227 27th Street, Newport News, Virginia during business hours. NNRHA staff met with the Resident Advisory Board on January 29, 2024 to present the draft plan.

I now open this public hearing and invite comments.

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY**MEMORANDUM**

DATE: March 12, 2024
TO: All Members, Board of Commissioners
FROM: Karen R. Wilds
Executive Director 
SUBJECT: Capital Fund Program 5-Year Plan FY 2024-2028

Attached for your review is the proposed Capital Fund Program (CFP) FY 2024 - FY 2028 5-year Plan.

The Capital Fund Program 5-year Plan is a detailed review of all planned PHA capital activities over a 5-year duration. The activities address all current public housing properties and outlines plans to perform interior and exterior improvements and upgrades, long with anticipated RAD conversions.

In accordance with NNRHA policy, we have met all public participation requirements. A notice appeared in the Daily Press on Sunday January 28, 2024 and at the NNRHA Wilbern buildings as well as all Public Housing rental offices. In addition to the Resident Advisory Board meeting held on January 29, 2024 to discuss capital improvements measures, a public hearing will also be held as part of the March 19, 2024 NNRHA Board meeting to allow citizen input.

NNRHA is seeking your approval of the CFP 5-Year Action Plan for fiscal years 2024-2028 in accordance with NNRHA and the Department of Housing and Urban Development policy. Final approval is also required by HUD.

The attached resolution is recommended for approval.

RESOLUTION AUTHORIZING THE NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY TO SUBMIT THE FISCAL 2024 THROUGH 2028 CAPITAL FUND PROGRAM FIVE YEAR PLAN TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN ACCORDANCE WITH STATUTORY REGULATIONS

WHEREAS, NNRHA developed a Capital Fund Program 5-Year Plan for fiscal years 2020-2024; and

WHEREAS, a notice appeared in the Daily Press, the local newspaper of general circulation on January 28, 2024 stating the place and location of the Capital Fund Program 5-Year Plan for fiscal years 2024-2028 for public review and comments and to announce the date, time and place for the public hearing; and

WHEREAS, this notice met the minimum 45-day requirement for notifying the public and residents of the public hearing; and

WHEREAS, NNRHA staff met with the Resident Advisory Board on January 29, 2024 to present the draft plan; and

WHEREAS, a copy of the draft plan was placed in each rental office, the occupancy office and the NNRHA main office at the Wilbern Building for public to review; and

WHEREAS, the CFP 5-Year Action Plan FY 2024-2028 applies to all of the Authority's Public Housing Asset Management Projects (AMPS); and

WHEREAS, a public hearing was held at the regularly scheduled Board of Commissioners Meeting of the Newport News Redevelopment and Housing Authority on March 19, 2024 to receive comments; and

WHEREAS, all required documents are in order.

NOW THEREFORE IT BE RESOLVED by the Board of Commissioners of the Newport News Redevelopment and Housing Authority that the Capital Fund Program 5-Year Plan for fiscal years 2024-2028 is hereby approved. The Executive Director is authorized and directed to forward said Plan to the U.S. Department of Housing and Development.

March 19, 2024

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary		Locality (City/County & State)				
PHA Name : Newport News Redevelopment & Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
PEA Number: VA003						
A.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	AUTHORITY-WIDE	\$800,000.00	\$770,000.00	\$760,000.00	\$730,000.00	\$650,000.00
	AQUEDUCT APTS (VA003000311)	\$900,000.00	\$1,550,000.00	\$500,000.00	\$900,000.00	\$1,200,000.00
	MARSHALL COURTS (VA003000302)	\$1,100,000.00	\$430,000.00	\$1,050,000.00	\$750,000.00	\$500,000.00
	PINECROFT APTS (VA003000313)	\$500,000.00	\$425,000.00	\$670,000.00	\$460,000.00	\$350,000.00
	ASHIE MANOR (VA003000324)	\$450,000.00	\$425,000.00	\$570,000.00	\$560,000.00	\$300,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 1		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			
ID0015	Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Management Improvements (Security locks, lights, fencing)		\$800,000.00
ID0018	CFP Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$375,000.00
ID0020	Public Housing Operations (Operations (1406))	Operations - Authority Wide - Marshall Ct, Aqueduct, Pinecroft, Ashe Manor		\$375,000.00
	AQUEDUCT APTS (VA003000311)			
ID0022	Aqueduct Ongoing Renovations(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodies,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete -	Ongoing renovations of 262 units. Spread across multiple years' CFP allocations FY 24 - FY 28		\$900,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit - Conversion (1480) MARSHALL COURTS (VA003000302)			\$1,100,000.00
ID0035	Marshall Admin(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)	Non-Residential Building - Wilburn Building which is supported by Marshall Ct AMP		\$500,000.00
ID0062	Marshall Court Ongoing Renovations(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodore,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt-Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit - Conversion (1480)	Ongoing renovations public housing		\$600,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0039	PINECROFT APTS (VA003000313) Pinescroft Ongoing Renovations(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Balconies-Perches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt-Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Floating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Equipment-Expandable(Non-Expendable (1480)-Other,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washes,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-	Ongoing renovations 140 units		\$500,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)			
Work Statement for Year		1	2024
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity
ID0070	<p>J. Laundry Areas, Non-Dwelling Interior (1480)-Other, Non-Dwelling Interior (1480)-Security, Non-Dwelling Interior (1480)-Shop, Non-Dwelling Interior (1480)-Storage Area, Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Curb and Gutter, Non-Dwelling Site Work (1480)-Landscape, Non-Dwelling Site Work (1480)-Lighting, Non-Dwelling Site Work (1480)-Signage, Non-Dwelling Site Work (1480)-Site Utilities, Non-Dwelling Site Work (1480)-Storm Drainage, Dwelling Unit - Conversion (1480) ASHE MANOR (VA003000324)</p>	<p>Ongoing renovations of units</p>	<p>\$450,000.00</p>
	<p>Ashe Manor Ongoing Renovations (Dwelling Unit-Development (1480)-Other, Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior (1480)-Mail Facilities, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non eyelevel), Dwelling Unit-Interior (1480)-Call-for-Aid Systems, Dwelling Unit-Interior (1480)-Commodes, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Asphalt-Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Other, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Pedestrian paving, Dwelling Unit-Site Work (1480)-Signage, Dwelling Unit-Site Work (1480)-Storm Drainage, Dwelling Unit-Site Work (1480)-Striping, Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers, Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems, Non-Dwelling Construction - Mechanical (1480)-Electric Distribution, Non-Dwelling Construction - Mechanical (1430)-Elevator, Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System, Non-Dwelling Construction - Mechanical (1480)-Hoisting Equipment - System, Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters, Non-Dwelling Construction - Mechanical (1480)-Other, Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm, Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection, Non-Dwelling Construction - Mechanical (1480)-Water Distribution, Non-Dwelling Equipment-Expendable (1480)-Other, Non-Dwelling Exterior (1480)-Doors, Non-Dwelling Exterior (1480)-Lighting, Non-Dwelling Exterior (1480)-Mail Facilities, Non-Dwelling Exterior (1480)-Other, Non-Dwelling Exterior (1480)-Paint and Caulking, Non-Dwelling Exterior (1480)-</p>		\$450,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)

Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shops,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drains,Drainage, Dwelling Unit - Conversion (1480)			\$3,750,000.00
	Subtotal of Estimated Cost			

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)

Work Statement for Year 2 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			
ID0032	Public Housing Operations (Operations) (1406)	Public Housing Operations - Authority Wide - Marshall Ct, Aqueduct, Pinescroft, A site Manor		\$770,000.00
ID0033	Management Improvements (Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-Other, Management Improvement (1408)-RMC Costs, Management Improvement (1408)-Security Improvements (not police or guard-non-physical), Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	Management Improvements		\$50,000.00
ID0034	CFP Administration (Administration) (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry	Administration		\$360,000.00
	AQUEDUCT APTS (VA003000311)			
ID0041	Aqueduct Ongoing Renovations (Dwelling Unit-Development (1480)-Other, Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Softsits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bedroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Call-for-Aid Systems, Dwelling Unit-Interior (1480)-Commodes, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (not routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Asphalt - Concrete -	Ongoing renovations 262 units. Spread across multiple years CFP allocations FY 24 - FY 28		\$1,550,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0053	<p>Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit - Conversion,(1480)</p> <p>MARSHALL COURTS (VA00300302)</p>	<p>Marshall Court Ongoing Renovations(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit - Conversion,(1480),Dwelling Unit-Interior (1480)-Call-for-Aid PINECROFT APTS (VA00300313)</p>	<p>Ongoing renovations public housing</p>	<p>\$430,000.00</p>
				<p>\$425,000.00</p>

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0064	<p>Pinpoint Ongoing Renovations(Dwelling Unit-Site Work (1480)-Stripping,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mall Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Site Work (1480)-Storage Area,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscaping,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit - Conversion (1480),Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non-cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodies,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage)</p>	Ongoing renovations 140 units		\$425,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2	2025		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0065	ASHEMANOR (VA003000324)	<p>Ongoing renovations of units</p> <p>Ashe Manor Ongoing Renovations/Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodies,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Asphalt-Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-</p>			\$425,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (9)			
Work Statement for Year	2	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity Estimated Cost
	-Laundry Areas,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscapes,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-- Conversion (1480)		
	Subtotal of Estimated Cost		\$3,600,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0042	AUTHORITY-WIDE (NAWASP) Public Housing Operations(Operations (1406))	Public Housing Operations - Authority Wide - Marshall Ct, Aqueduct, Pinecroft, Ashe Manor		\$760,000.00
ID0043	Management Improvements(Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-Other, Management Improvement (1408)-RMC Costs, Management Improvement (1408)-Security Improvements (not police or guard-non-physical), Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	Management Improvements		\$50,000.00
ID0044	CRP Administration(Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry)	Administration		\$355,000.00
ID0046	MARSHALL COURTS (VA00300302) Marshall Court Ongoing Renovations(Dwelling Unit-Development (1480)-Other, Dwelling Unit-Exterior (1480)-Balconies-Porches-Fallings-etc, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Call-for-Aid Systems, Dwelling Unit-Interior (1480)-Commandes, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Asphalt-	Ongoing renovations public housing		\$1,050,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)			
Work Statement for Year		2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity
	<p>Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit - Conversion (1480)</p> <p>PINECROFT APTS (VA003000313)</p>		
ID0066	<p>Pineroft Ongoing Renovations(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical) Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodies,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt-Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-</p>	Ongoing renovations 140 units	\$670,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0067	<p>Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drains,Non-Dwelling Unit - Conversion (1480)</p> <p>ASHE MANOR (VA003000324)</p>	<p>Ongoing renovations of units</p>		\$570,000.00
	<p>Ashe Manor Ongoing Renovations(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bedroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt-Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-</p>			\$570,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0071	<p>Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Patio and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit - Conversion (1480)</p> <p>AQUHDUCT APTS (VA003006311)</p>	<p>Ongoing renovations 262 units. Spread across multiple years' CFP allocations FY 24 - FY 28</p>		<p>\$500,000.00</p>

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)			
Work Statement for Year	3	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity

Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit - Conversion (1480)

Subtotal of Estimated Cost			\$3,550,000.00
-----------------------------------	--	--	----------------

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$750,000.00
ID0047	Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Management Improvements (Security locks, lights, fencing)		\$50,000.00
ID0051	CPF Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sturdy)	Capital Fund Program Administration		\$340,000.00
ID0052	Public Housing Operations(Operations (1406))	Operations Authority Wide - Marshall Courts, Apartment Apts, Ashe Manor, Phincroft Apts		\$340,000.00
	MARSHALL COURTS (VA02300302)			\$750,000.00
ID0050	Marshall Exterior Maintenance(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Softus,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Track-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-	chemical washing, roofing upgrades, window repairs		\$750,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year	4	2027	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
Identifier			Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Packing,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lanes - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Stripping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Stoffs,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Truck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Site Work (1480)-Asphalt-Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscapes,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm			
ID0058			AQUEBUCT APTS (VA003000311)	Aqueduct Ongoing Renovations(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyciteal),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters		\$900,000.00 \$900,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)			
Work Statement for Year 4		2027	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity
ID0068	<p>Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit - Conversion (1480))</p> <p>ASHE MANOR (VA003000324)</p>	<p>Ongoing renovations of units</p>	<p>\$560,000.00</p>
	<p>Dwelling Unit-Interior (1480)-Fencing,Dwelling Unit-Interior (1480)-Mail Facilities,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Roofs,Dwelling Unit-Interior (1480)-Siding,Dwelling Unit-Interior (1480)-Soffits,Dwelling Unit-Interior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Equipment Expendable/Non-Expendable (1480)-Other,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area</p>		\$560,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)

Work Statement for Year 4		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	<p>Common Area Washers, Non-Dwelling Interior (1480)-Community Building, Non-Dwelling Interior (1480)-Doors, Non-Dwelling Interior (1480)-Electrical, Non-Dwelling Interior (1480)-Laundry Areas, Non-Dwelling Interior (1480)-Other, Non-Dwelling Interior (1480)-Security, Non-Dwelling Interior (1480)-Shop, Non-Dwelling Interior (1480)-Storage Area, Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Curb and Gutter, Non-Dwelling Site Work (1480)-Landscaping, Non-Dwelling Site Work (1480)-Lighting, Non-Dwelling Site Work (1480)-Signage, Non-Dwelling Site Work (1480)-Site Utilities, Non-Dwelling Site Work (1480)-Storm Drainage, Dwelling Unit - Conversion (1480), Dwelling Unit-Development (1480)-Other, Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Gutters - Downspouts</p> <p>PINECROFT APTS (VA003000313)</p>			\$460,000.00
ID0069	<p>Finecraft Ongoing Renovations(Non-Dwelling Interior (1480)-Laundry Areas, Non-Dwelling Interior (1480)-Other, Non-Dwelling Interior (1480)-Security, Non-Dwelling Interior (1480)-Shop, Non-Dwelling Interior (1480)-Storage Area, Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Curb and Gutter, Non-Dwelling Site Work (1480)-Landscaping, Non-Dwelling Site Work (1480)-Lighting, Non-Dwelling Site Work (1480)-Signage, Non-Dwelling Site Work (1480)-Site Utilities, Non-Dwelling Site Work (1480)-Storm Drainage, Dwelling Unit - Conversion (1480)-Other, Dwelling Unit-Development (1480)-Other, Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior (1480)-Mail Facilities, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non-cylindrical), Dwelling Unit-Interior (1480)-Call-for-Aid Systems, Dwelling Unit-Interior (1480)-Commodes, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Other, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Pedestrian paving, Dwelling Unit-Site Work (1480)-Stripping, Non-Dwelling Construction - Mechanical (1480)-</p>	Ongoing renovations 140 units		\$460,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)			
Work Statement for Year		2027	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity
	Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detector,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Subtotal of Estimated Cost		
			\$3,400,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2028	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$650,000.00
ID0072	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1409)-System Improvements)	Management Improvements (Security locks, lights, fencing)		\$50,000.00
ID0074	CFP Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Capital Fund Program Administration		\$300,000.00
ID0075	Public Housing Operations(Operations (1406))	Operational Authority Wide - Marshall Courts, Aqueduct Apts, Ashie Manor, Pinecroft Apts		\$300,000.00
	MARSHALL COURTS (VA003000302)			\$500,000.00
ID0073	Marshall Exterior Maintenance(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Rainings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paying,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-	chemical washing, roofing upgrades, window repairs		\$300,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)	
Work Statement for Year	5
2028	

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0076	Site Work (1480)-Dumpsters and Enclosures, Dwelling Unit-Site Work (1480)-Electric Distribution, Dwelling Unit-Site Work (1480)-Fence Painting, Dwelling Unit-Site Work (1480)-Fencing, Dwelling Unit-Site Work (1480)-Landscape, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Other, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Pedestrian paving, Dwelling Unit-Site Work (1480)-Playground Areas - Equipment, Dwelling Unit-Site Work (1480)-Seal Coat, Dwelling Unit-Site Work (1480)-Sewer Lines - Manits, Dwelling Unit-Site Work (1480)-Signage, Dwelling Unit-Site Work (1480)-Storm Drainage, Dwelling Unit-Site Work (1480)-Striping, Dwelling Unit-Site Work (1480)-Water Lines/Main, Non-Dwelling Exterior (1480)-Balconies and Railings, Non-Dwelling Exterior (1480)-Canopies, Non-Dwelling Exterior (1480)-Doors, Non-Dwelling Exterior (1480)-Foundation, Non-Dwelling Exterior (1480)-Gutters - Downspouts, Non-Dwelling Exterior (1480)-Landings and Railings, Non-Dwelling Exterior (1480)-Lighting, Non-Dwelling Exterior (1480)-Mail Facilities, Non-Dwelling Exterior (1480)-Other, Non-Dwelling Exterior (1480)-Paint and Caulking, Non-Dwelling Exterior (1480)-Roofs, Non-Dwelling Exterior (1480)-Siding, Non-Dwelling Exterior (1480)-Soffits, Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes, Non-Dwelling Exterior (1480)-Tuck Pointing, Non-Dwelling Exterior (1480)-Windows, Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Curb and Gutter, Non-Dwelling Site Work (1480)-Dumpster and Enclosures, Non-Dwelling Site Work (1480)-Fence Painting, Non-Dwelling Site Work (1480)-Fencing, Non-Dwelling Site Work (1480)-Landscape, Non-Dwelling Site Work (1480)-Lighting, Non-Dwelling Site Work (1480)-Playground Areas - Equipment, Non-Dwelling Site Work (1480)-Signage, Non-Dwelling Site Work (1480)-Site Utilities, Non-Dwelling Site Work (1480)-Storm			\$1,200,000.00
	AQUEDUCT APTS (VA003006311)			
	Aqueduct Ongoing Renovations (Dwelling Unit-Development (1480)-Other, Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Call-for-Aid Systems, Dwelling Unit-Interior (1480)-Commodos, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Dumpsters	Ongoing renovations of 262 units. Spread across multiple years' CFP allocations FY 24 - FY 28		\$1,000,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year	5	2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0079	Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscapa Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit - Conversion (1480) Apartment Pest Damage Repairs of 22 Buildings,(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Clearance Examinations,Housing Related Hazards (1480)-Hazard Controls,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Other	22 buildings in need of repairs in attic spaces from pest damage		\$200,000.00
	ASHE MANOR (VA003000324)			\$300,000.00
ID0077	Ashe Manor Ongoing Renovations(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt-Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Construction - Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-	Ongoing renovations of units		\$300,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)

Work Statement for Year 5		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	<p>Fire Alarm, Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection, Non-Dwelling Construction - Mechanical (1480)-Water Distribution, Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other, Non-Dwelling Exterior (1480)-Doors, Non-Dwelling Exterior (1480)-Lighting, Non-Dwelling Exterior (1480)-Mail Facilities, Non-Dwelling Exterior (1480)-Other, Non-Dwelling Exterior (1480)-Paint and Caulking, Non-Dwelling Exterior (1480)-Roofs, Non-Dwelling Exterior (1480)-Soffits, Non-Dwelling Exterior (1480)-Windows, Non-Dwelling Interior (1480)-Appliances, Non-Dwelling Interior (1480)-Common Area Bathrooms, Non-Dwelling Interior (1480)-Common Area Finishes, Non-Dwelling Interior (1480)-Common Area Flooring, Non-Dwelling Interior (1480)-Common Area Kitchens, Non-Dwelling Interior (1480)-Common Area Painting, Non-Dwelling Interior (1480)-Common Area Washers, Non-Dwelling Interior (1480)-Community Building, Non-Dwelling Interior (1480)-Doors, Non-Dwelling Interior (1480)-Electrical, Non-Dwelling Interior (1480)-Laundry Areas, Non-Dwelling Interior (1480)-Other, Non-Dwelling Interior (1480)-Security, Non-Dwelling Interior (1480)-Shop, Non-Dwelling Interior (1480)-Storage Area, Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Curb and Gutter, Non-Dwelling Site Work (1480)-Landscaping, Non-Dwelling Site Work (1480)-Lighting, Non-Dwelling Site Work (1480)-Signage, Non-Dwelling Site Work (1480)-Site Utilities, Non-Dwelling Site Work (1480)-Storm Drainage, Dwelling Unit - Conversion (1480)</p> <p>PINECKROFT APTS (VA003000313)</p>			\$350,000.00
ID0078	<p>Phircraft Ongoing Renovations (Dwelling Unit-Development (1480)-Other, Dwelling Unit-Exterior (1480)-Balconies, Porches, Stairways, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior (1480)-Mail Facilities, Dwelling Unit-Exterior (1480)-Other, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Call-for-Aid Systems, Dwelling Unit-Interior (1480)-Commodities, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Asphalt-Concrete - Paving, Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Other, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Pedestrian paving, Dwelling Unit-Site Work (1480)-Signage, Dwelling Unit-Site Work (1480)-Storm Drainage, Dwelling Unit-Site Work (1480)-Stripping, Non-Dwelling</p>	Ongoing renovations 140 units		\$350,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2028	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	
		Mechanical (1480)-Common Area Dryers,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit - Conversion (1480),Non-Dwelling Interior (1480)-Shore Subtotal of Estimated Cost		\$3,000,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2024	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Security Improvements (not police or guard-non-physical))		\$50,000.00
CFP Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)		\$375,000.00
Public Housing Operations (Operations (1406))		\$375,000.00
Subtotal of Estimated Cost		\$800,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2025	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
Public Housing Operations(Operations (1406))		\$360,000.00
Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)		\$50,000.00
CFP Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)		\$360,000.00
Subtotal of Estimated Cost		\$770,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	2026	
Development Number/Name		Estimated Cost
General Description of Major Work Categories		
Housing Authority Wide		
Public Housing Operations(Operations (1406))		\$355,000.00
Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)		\$50,000.00
CFP Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)		\$355,000.00
Subtotal of Estimated Cost		\$760,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	2027	
Development Number/Name		Estimated Cost
General Description of Major Work Categories		
Housing Authority Wide		
Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Security improvements (not police or guard-non-physical))		\$50,000.00
CFP Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)		\$340,000.00
Public Housing Operations(Operations (1406))		\$340,000.00
Subtotal of Estimated Cost		\$730,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2028	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	\$50,000.00
	CFP Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$300,000.00
	Public Housing Operations(Operations (1406))	\$300,000.00
	Subtotal of Estimated Cost	\$650,000.00

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

MEMORANDUM

DATE: May 12, 2021
TO: All Members, Board of Commissioners
FROM: Karen R. Wilds, Executive Director *KRW*
SUBJECT: Approval of the Sale of Real Property located at 814, 818, 820, 822 & 824 24th Street

A request was received from Habitat for Humanity Peninsula and Greater Williamsburg to transfer (4) single family residential lots owned by Newport News Redevelopment & Housing Authority for the purpose of building new single-family homes for lower to moderate-income first-time buyers. The subject lots are located at:

814 24th Street – Lot 1
818 24th Street – Lot 2

820-822 24th Street – Lot 3
824 24th Street – Lot 4

The transfer of the lots to Habitat for Humanity will facilitate the construction of four (4) single family homes for low to moderate-income, first-time homebuyers.

All transfers will be subject to sales and development agreements and will incorporate HOME program regulatory provisions and will be reviewed by NNRHA legal counsel. I recommend the Board authorize the sale of the subject lots to Habitat for Humanity. This action will facilitate needed investment in the Southeast Community and promote homeownership.

A resolution for your consideration is attached. Board approval of this proposed action is recommended.

**RESOLUTION OF THE NEWPORT NEWS REDEVELOPMENT AND HOUSING
AUTHORITY AUTHORIZING THE SALE OF 814, 818, 820, 822 & 824 24th STREET,
NEWPORT NEWS, VA**

WHEREAS, the Authority received a request from Habitat for Humanity Peninsula and Greater Williamsburg to purchase the property located at 814, 818, 820, 822 & 824 24th Street; and

WHEREAS, an Agreement of Sale and a Development Agreement between the Authority and the Buyer will govern the criteria for the improvement of 814, 818, 820, 822 & 824 24th Street.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Newport News Redevelopment and Housing Authority authorizes the Executive Director to negotiate and execute all documents necessary to transfer the lots located at 814, 818, 820, 822 & 824 24th Street, Newport News, Virginia to Habitat for Humanity Peninsula & Greater Williamsburg.

March 19, 2024

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY**MEMORANDUM**

DATE: March 14, 2024

TO: All Members, Board of Commissioners

FROM: Karen R. Wilds
Executive Director 

SUBJECT: Choice Neighborhood II Permanent Financing Loan Approvals

The NNRHA, the Development Corporation for the referenced project and Pennrose Development need to close on the permanent financing for the Choice Neighborhood II development, known as Lift and Rise II.

The attached resolution, prepared by Mr. Suttle, sets forth the final loan terms and authorizes the Executive Director to execute documents. A companion action is also needed by the Choice Neighborhood II Development Corporation following the NNRHA Board approval.

**RESOLUTION OF THE
NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY
CHOICE NEIGHBORHOOD II, LLC**

WHEREAS, the Newport News Redevelopment and Housing Authority (the "Authority"), was created pursuant to the Virginia Housing Authorities Law (the "Act"), Chapter 1, Title 36, Code of Virginia of 1950, as amended (the "Virginia Code"), and exist and operates as a public body corporate and politic; and

WHEREAS, the Act empowers the Authority: (a) to issue its notes or bonds in accordance with the provisions of the act for the purpose of making loans for the prevention and elimination of slum or blighted areas, for assistance in housing construction or rehabilitation by private sponsors and to refund prior obligations issued for any such purposes; (b) with the approval of the local governing body or its designee, to form corporation, partnerships, joint ventures, trusts, or any other legal entity or combination thereof, on its own behalf or with any person or public or private entity; and (c) in connection with any housing project, to transfer, convey, sell, lease or rent lands embraced in any housing project; and

WHEREAS, the City of Newport News, Virginia (the "City") and the Authority were awarded a Choice Neighborhood Initiative Grant pursuant to that Choice Neighborhood Initiative Implementation Grant Agreement dated June 27, 2019 (the "Grant Agreement") by and among the United States Department of Housing and Urban Development ("HUD"), the Authority and the City; and

WHEREAS, the Authority with consent of the City formed and created Choice Neighborhood II LLC, a Virginia limited liability company ("Choice II LLC") and Choice Neighborhood II Development Corporation, a Virginia corporation ("Choice II Development") to act as manager of Choice II LLC, to develop and construct Carrier Point II, a residential development in the southern part of the City (the "Project"); and

WHEREAS, the Authority has entered into an agreement with Pennrose Holdings, LLC ("Pennrose"), for the development and construction of the Project; and

WHEREAS, the Authority, Choice Neighborhood II, LLC and Pennrose entered certain loan agreements for the design, development, and construction of the Project; and

WHEREAS, the construction is now complete and the parties are obtaining permanent financing through Citibank ("Citi") through the Virginia Housing Trust Fund ("VHTF") and Virginia Department of Housing and Community Development ("DHCD") through the National Housing Trust Fund ("NHTF") and other financing sources; and

WHEREAS, the Authority is making a loan to Choice II in the approximate amount of \$700,000 (the "Sponsor Loan") to be funded from funds provided by VHDA and VHCD through VHTF and NHFT (the "Deferred Loan") (the Deferred Loan and the Sponsor Loan are collectively referred to as the "Loans"); and

WHEREAS, the permanent financing of the Project will continue the operations of the Authority and the Project and further discharge its lawful purposes, duties and responsibilities by making additional affordable, safe and sanitary dwelling accommodations available for persons of low or moderate income who reside in the City.

NOW THEREFORE, BE IT RESOLVED BY THE NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY:

1. The recitals made in the preambles to the Resolution are hereby adopted as a part of this Resolution.
2. That the Executive Director of the Authority is hereby authorized to enter into the following documents, all subject to legal counsel review:

- a. All loan documents with Choice II, LLC, VHDA and VHCD to affect both the Deferred Loan and the Sponsor Loan, to include any and all documents, notes, loan agreements, deed of trusts, pledge agreements, regulatory agreements, amendments, modifications and refinancing thereof.
 - b. Any and all related and necessary documents needed to effectuate the Loans and the refinance of the construction loans to permanent loans to include any amendments, modifications, or refinancing thereof.
3. The Executive Director shall have the authority to negotiate any further terms, conditions, and requirements for the Loans.
4. The provisions of this Resolution are hereby declared to be separable, and if any section, phrase or provision of this Resolution shall be declared invalid, such invalidity shall not affect the validity of the remainder of the sections phrases and provisions of this Resolution.
5. The Authority shall perform such other acts and adopt such further resolutions as may be required to implement its undertakings hereinabove set forth.
6. This Resolution shall take effect immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
CERTIFICATE OF VOTES FOLLOWS]

CERTIFICATE OF VOTES

The following is a record of the vote by the Newport News Redevelopment and Housing Authority (the "Authority"), on the foregoing Resolution, approved at the duly called electronic public meeting of the Authority held on March 19, 2024, after the holding of a public hearing thereon, at which public hearing and meeting a quorum of the Authority was present electronically:

COMMISSIONERS	AYE	NAY	ABSTAIN	ABSENT
Dr. Lisa Wallace-Davis, Chair				
Thaddeus Holloman, Vice Chair				
Kenneth D. Penrose, Jr.				
William Black				
George Knight				
Lou Call				
Barbara Holley				

Secretary, Newport News Redevelopment and
Housing Authority

NEWPORT NEWS REDCEVELOPMENT AND HOUSING AUTHORITY**MEMORANDUM**

DATE: March 13, 2024
TO: All Members, Board of Commissioners
FROM: Karen R. Wilds, Executive Director *KRW*
SUBJECT: Contract for Services between the NNRHA and City of Newport News for the administration of the Community Development Block Grant Program for 2023-2024

Attached is a resolution authorizing the Executive Director to execute contracts for services between the City of Newport News and the Newport News Redevelopment and Housing Authority for the administration of the Community Development Block Grant (CDBG) for the 2023-2024 fiscal year. The City Council approved the Consolidated Plan for Housing and Community Development and the Annual Action Plan May 23, 2023 and the documents were submitted to the U.S. Department of Housing and Urban Development (HUD). The plan included CDBG assistance to several non-profits to carry out eligible activities (see attached chart).

The Authority administers the CDBG program on behalf of the City of Newport News. The CDBG program is a flexible HUD entitlement program that provides communities with resources to address a wide range of unique community development needs. The City receives annual entitlement grant funds to provide decent, affordable housing, services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses.

One contract outlines specific programs for which the Authority has administrative and program responsibilities. This includes administration of all subrecipient services for non-profits approved by City Council (see attached). The second contract is for the programs the Authority undertakes as a sub-recipient to the City which include housing rehabilitation, acquisition of real property and commercial loan activities.

The 2023-2024 Annual Action Plan (AAP) budget for CDBG activities consists of \$1,278,265 and expected program income of \$130,000, for a total of \$1,417,370.

In preparation for the 2022-2023 Annual Action Plan update, two public meetings were held by NNRHA's Community Development and City staff. They were held on December 6, 2022 and April 20, 2023. The Annual Action Plan has been submitted to HUD.

Board approval of the attached resolution is recommended in order to continue important community development initiatives in the City of Newport News. The Board's action will allow the Executive Director to carry out the activities outlined in the executed agreements subject to HUD's formal approval enter into subrecipient activities with the Council approved non-profits.

Attachment

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT FOR SERVICES BETWEEN THE CITY OF NEWPORT NEWS AND THE NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY TO ADMINISTER THE FISCAL YEAR 2023-2024 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND TO CARRY OUT SUBRECIPIENT ACTIVITIES

WHEREAS, it is anticipated that the Department of Housing and Urban Development (HUD) will provide the City of Newport News with Community Development Block Grant (CDBG) entitlement funds in the amount of \$1,278,265 for the fiscal year beginning July 1, 2023 to carry out eligible CDBG activities; and

WHEREAS, additional funds in the amount of \$130,000 in CDBG estimated program income will be available as part of the CDBG program; and

WHEREAS, the City Manager is authorized to execute a contract with the Newport News Redevelopment and Housing Authority to administer the CDBG program as approved for FY 2023-2024 and carry out sub-recipient program activities subject to funding approval by HUD and contract review and approval by the City Attorney; and

WHEREAS, the Newport News Redevelopment and Housing Authority wishes to enter into contractual agreements with the Hampton Roads Community Action Program, Inc., Boys and Girls Clubs of the Virginia Peninsula, Inc., Freedom Outreach Center, Inc., Link of Hampton Roads, Inc., Transitions Family Violence Services, Inc., Peninsula Agency on Aging, Inc., Menchville House Ministries, Inc.; and

WHEREAS, the Board's action will allow the Executive Director to carry out the activities outlined in the executed agreements, subject to HUD's formal approval; and

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Newport News Redevelopment and Housing Authority that the Chairman or Executive Director is authorized to execute Contracts for Services between the City of Newport News and the Newport News Redevelopment and Housing Authority for the Community Development Block Grant program subject to the City Manager's signature, Authority attorney review, approval of the U.S. Department of Housing and Urban Development Annual Action Plan for Program Year 2022-2023 and funding availability. Further, the Executive Director is authorized to sign subrecipient agreements with those non-profits approved by the City Council in the Consolidated Plan.



REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

MARCH 2024

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
CNI	Page 3
Wait List Data	Page 3
Family Self Sufficiency	Page 4
Finance	Page 8



BOARD OF COMMISSIONERS

Lisa Wallace-Davis – Chairperson
Thaddeus Hollomon – Vice Chairman

William Black
Kenneth Penrose, Jr.
George Knight
Lou Call
Barbara Holley
Raymond Suttle, Jr., Attorney

STAFF

Karen R. Wilds, Executive Director
Secretary-Treasurer
Pending, Assistant Secretary-Treasurer

Lysandra Shaw, Deputy Executive Director
Valarie Ellis, Director of Administrative Services
Lisa Dessoffy, Director of Finance
David Staley, Director of Community Development

COMMUNITY DEVELOPMENT

Community Development Block Grant (CDBG)

Applicants for PY 2024-2025 CDBG grant funding presented on February 14, 2024 to the CDBG Application Review Committee during a virtual meeting. A total of 20 applications were received including 14 non-profit organizations, the City of Newport News and the NNRHA. The committee convened immediately after the presentations to discuss recommendations for funding for the non-profits that have applied. All funding recommendations are tentative until HUD releases its determination of 2024-2025 grant funds to be awarded to the City of Newport News.

Sponsoring Partnerships & Revitalizing Communities (SPARC)

Virginia Housing awarded NNRHA with \$2 million in SPARC funding. 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. The program year for SPARC funding began July 1, 2023 and ends June 30, 2024. SPARC allocations are approved on an annual basis. NNRHA has received and processed 12 SPARC applications.

Total Housing Rehabilitation Activity for Fiscal Year July 1, 2023 – June 30, 2024	
	Residential Repair Program
Projects Completed	15
Projects in Underwriting	13
Projects Pending Approval	2
Projects Ongoing	3
Projects Denied	13
Total	47

New Housing Rehabilitation Applications for February 1, 2024 - February 29, 2024	Total New Housing Rehabilitation Applications Received for July 1, 2023 - June 30, 2024
0	25

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, 2023 – June 30, 2024				
(Completed)	Denied	Pending Additional Documentation	Current Month (Completed)	Underwriting in Process
1	5	2	0	5

New DPA Applications February 2024	Total New DPA Applications Received for July 1, 2023 – June 30, 2024
1	13

CAPITAL ACTIVITY

Marshall Courts Phase VII Demolition of 88 units

Marine Chemist is nearing completion of the hazardous materials testing on the units to be demolished. Test results, analysis, and hazardous material removal specifications will be provided later this month. The hazmat testing reports and specifications are needed for the bid package preparation and solicitation of a general contractor to perform the work.

Marshall Courts - Administrative Office – HVAC Replacement

All of the equipment for the HVAC system replacement project at the Marshall Courts Administration Building has been installed. The system startup was performed and NNRHA staff is preparing to move into the facility.

Orcutt Townhomes I

Approximately 40% of the renovation work has been completed for Orcutt Townhomes I. Work is progressing on schedule. Eight units located on 35th Street are anticipated for completion in mid-late April 2024.

Southeastern Family Project 2351 Terminal Avenue

Final project estimates and work schedule are being prepared by the General Contractor for the project. The Hampton-Newport News Community Services Board is preparing to initiate their relocation plan for the residents of the building.

Future Capital Projects

NNRHA has received estimates for exterior repairs and improvements for Marshall Courts Apartments. The broad scope of work includes

but is not limited to power washing, painting, repair and replacement of damaged cement board siding and trim, electrical meter base improvements and replacement of damaged windows and gutters.

There are 6 parking lot repaving projects that will be completed in 2024. Projects include the Wilburn Building, Ashe Manor Apartments, Pinecroft Apartments, Aqueduct Apartments and Marshall Courts Apartments.

An investigation of the sewer lines of Pinecroft Apartments was performed and it was determined that the sewer lines are not in need of relining at this time. Descaling and cleaning of the lines was performed.

Marshall-Ridley Residential Facade Program

The Marshall-Ridley Residential Facade Program is a \$2.1 million city funded 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 58 have been processed and are currently at varying stages as indicated in the chart below.

Marshall-Ridley Residential Façade Program Activity	
Total Applicants	113
Finance Review	58
Inspected	42
Codes Review	44
Contract Pending	1
Contracted	2
Completed	31
Not Eligible	14

**CHOICE NEIGHBORHOOD INITIATIVE (CNI)
Former Ridley Place Site-(12th-18th
Street between Jefferson and Ivy Ave)**

There are two phases of work Ridley III-R and Ridley IV-R. Construction activities continue to progress smoothly for both phases of the project during the reporting period.

CNI III R - Construction is approximately 75% completed. The Dominion Energy work has undergone inspection and approval, and the process of pulling conductors has commenced. However, there has been a delay in the elevator installation, which is now scheduled to arrive on-site by the end of March. Consequently, the completion dates for the III-R buildings have been adjusted, but they still exceed the project completion target of May 2024. Breeden is currently reviewing strategies to reduce installation time and mitigate this delay.

CNI IVR - Construction is approximately 55% completed. The course of construction is scheduled to be completed by the end of November or early December. However, due to the storm line removal required, Building D is currently lagging behind the other buildings. Breeden Construction has proposed a recovery schedule to make up for lost time for Building D. Despite this delay, Building D remains on track for completion in January 2025, primarily due to the ongoing delay in installing the storm line on 16th Street, related to the relocation of the traffic light. Breeden will collaborate with Verizon and Dominion to expedite their mobilization time. Additionally, the Dominion work has been inspected and approved, and is ready to commence the pulling of conductors.

Infrastructure is approximately 75% construction completed. Wellness Trail 12% construction completed.

Downtown Phase 28th and Washington

The phase is in the pre-development stage and Pennrose is ready to engage architects for the design process. Pennrose and NNRHA plan to schedule a virtual design charette to engage citizens during this stage of planning.

Urban Strategies, Inc.

During the reporting period, Urban Strategies, Inc. (USI) continued its efforts to support families in the community through various initiatives and partnerships. A total of 197 families were assessed, and ongoing outreach activities were conducted to provide family supportive services. The highlight of the month was a meeting held at Lift & Rise, where 22 households received essential items and discussions were held to promote healthy living conditions. Additionally, USI facilitated budget and money management assistance for three households in partnership with Truist and Hampton Social Services, resulting in positive outcomes for families' financial well-being. The report also indicates a significant impact on credit repair and bankruptcy prevention, with 97% of families reporting no longer needing such services. Furthermore, through collaborative efforts with partners, utility and rental assistance were provided to four residents, addressing critical needs within the community.

**PUBLIC AND ASSISTED HOUSING
OCCUPANCY REPORT**

Total Waiting List Applications	
Public Housing	1561
Approved/Eligible	16
Pending	1545
Housing Choice Voucher	352
Approved/Eligible	82
Pending	270

The pending numbers for the Public Housing Program (1545) and the Housing Choice Voucher Program (270) present 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	8
Housing Choice Voucher	15
Mod-Rehab (SRO)	1
Total	24

Occupancy Statistics:	
Public Housing Program	96%
Housing Choice Voucher Program	95%
Mod-Rehab Program (Warwick SRO)	95%
Mod-Rehab (Warwick SRO)	84
Avg. # Leasing Days (PH)	61
Avg. Rent for Move-Ins (PH)	\$449
Avg. Family Contribution for New Housing Choice Voucher participants	\$301
New Mod-Rehab (SRO) participants	\$25
Total Public Housing	799
Housing Choice Vouchers	2,907
Lease Rate – January 2024	95%

Percentage of HCV Budget Authority Utilized

Average Family Rent Contribution for Move-ins Last Month:	
Public Housing	\$384
Housing Choice Voucher	\$349
Warwick SRO	\$0
Cumulative Percentage of Section 8 Budget Authority Utilized Feb. 2024	84.4%

FAMILY INVESTMENT CENTER (FIC) ACTIVITIES

EMPLOYED F.I.C. PARTICIPANTS	
February 2024	
(since 1995)	
Aqueduct	124
Ashe Manor	0
Brighton	46
Cypress Terrace	24
Dickerson Courts	185
Harbor Homes	126
Lassiter Courts	95
Marshall Courts	181
Orcutt Homes	28
Orcutt Townhomes	10
Oyster Point	23
Ridley Circle	383
Housing Choice Voucher	72
Sprately House	2
Pincroft	7
Total	1,306

FAMILY SELF-SUFFICIENCY (FSS)

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

FSS		
Housing Choice Voucher Families-FSS	69	\$6,675,318
Public Housing Families/FSS	56	\$5,852,540
HCV-V Homeownership	71	\$11,909,922
Total	196	\$24,443,780

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 2024.

Participants	Public Housing	Housing Choice Voucher	Total
Total number in FSS Program	30	102	132
Employed	16	84	100
Currently not working	11	13	24
Attending Virginia Peninsula Community College	0	0	0
Attending Christopher Newport Training/GED	0	0	0
Enrolled in other Training Programs	1	2	3
Enrolled and going to school	2	3	5
Total Number of participants with escrow accounts			
	9	57	66

Other NNRHA Controlled Multi-Family Properties Waiting Lists as of February 2024

Property	Occupancy Rate	Approved/Eligible	Pending	Total
Orcutt Townhomes III	96%	1	5	6
Cypress Terrace	99%	10	19	29
Oyster Point/Brighton	97%	10	43	53
Great Oaks	96%	119	236	355
Lofts on Jefferson	93%	3	9	12
Jefferson Brookville	100%	3	15	18
Lassiter Courts	97%	23	184	207
Spratley House	96%	6	19	25

COMMUNITY RESOURCES • Resident Relations • Senior Resident

Newport News Public Library ~ “The Story of Whittaker Memorial Hospital” NNRHA’s Community Resources Department was honored to partner with Newport News Public Library (NNPL) during Black History Month. NNPL had special film screenings at Ashe Manor, Spratley House and Pinecroft Apartments featuring “The Story of Whittaker Memorial Hospital.” This short documentary told the story of two African American physicians, Dr’s. Walter Foreman and Robert Whitaker, and their determination to provide quality healthcare to the city’s black population. This hospital operated during the era of segregation, when African American patients and physicians were largely isolated from mainstream medical services. NNPL staff provided light refreshments and engaged participants in discussion about their own healthcare experiences and memories of Whitaker Memorial Hospital. The film screenings were well attended and residents lingered well after the program was over to continue their conversations



COMMUNITY RESOURCES • Resident Relations • Youth Residents

VAHCDO Scholarship opportunity for NNRHA residents NNRHA has been promoting the 2024 VAHCDO Scholarship to high school senior residents. VAHCDO provides scholarship opportunities to foster the higher education aspirations of students residing in public and Section 8 assisted housing. The Community Resources Team have been working hand in hand with these residents in order to ensure the best possible outcome, which is for them to receive an opportunity to attend college without the burden of student loans. Currently there are 6 students that have successfully applied for the scholarship. Scholarships play a vital part by providing financial support to students. They minimize debt, support student performance, can lead to job opportunities, and many more benefits. NNRHA is thankful for the VAHCDO scholarships that reward deserving low-income students the ability to afford higher education.

The Spratley House Garden is Looking Good!

Serve the City (STC) volunteers assisted Spratley House residents in the fall with preparing their garden beds and then planting kale and collard plants. Residents kept a watchful eye out and cared for the garden throughout the growing season. STC volunteers returned this month to harvest the greens, divide them up, and distribute to Spratley House residents. The residents raved about how tender and tasty the greens were. A special “thank you” to STC for their support of The Community Resources Department of NNRHA.



Legal Aid Society of Eastern Va.

Peninsula Agency on Aging (PAA) and the Legal Aid Society of Eastern VA (LASEVA) partnered once again with the Community Resources Department to offer an opportunity for residents to learn how to complete important legal documents. They assisted six residents from the Pinecroft Apartments in December 2023. In addition, Susan Castle, PAA, met with residents at Spratley House and Ashe Manor to discuss the importance of having Wills, Power of Attorney and/or Advanced Medical Directive documents. These residents also expressed interest, and have initiated completion of their documents. Claire Izah, attorney with LASEVA, will return with Ms. Castle in March or April to assist in the final phase of document completion with these seniors.

Great Oak Resident Council Welcomes Tunesia Winn, Bank of America

The Community Resources Department is pleased to partner with Tunesia Winn, Financial Center Manager/ Bank of America. Ms. Winn attended the Great Oak Resident Council meeting on February 29th and provided valuable banking information. She discussed how to create better money habits and how to keep their financial information safe. Ms. Winn also spoke about the different types of account ownership in order for participants to better understand what options are available and what may suit them best.



Sherry Bazemore Virginia Cooperative Extension

Sherry Bazemore, Virginia Cooperative Extension Nutrition Educator, continued to strengthen her partnership with NNRHA's Community Resources Department by providing yet another wonderful nutrition series for senior residents. Ms. Bazemore has facilitated programs in the past for Pinecroft Apartments and Ashe Manor. This month she initiated a series of six programs at Spratley House that will end in May. Lesson 1 was "My Plate – Eating the Healthy Way." They learned about portion control, daily food goals, etc. Lesson 2 was entitled "Whole Grains and Fiber." Participants learned about dietary fiber and how it lowers blood pressure and cholesterol. Ms. Bazemore showed everyone how to correctly read food labels in order to make better choices about what they consume. She ended each program with preparing a healthy food, which the seniors love. After Lesson 1, she prepared yogurt parfaits and after Lesson 2 they enjoyed fried rice.



ITEM NO. 7

Closed Session

ITEM NO. 9
Other Business

**Choice Neighborhood II Development Corporation
Board of Directors Special Meeting
March 19, 2024**

227-27th Street
Newport News, VA 23607

Agenda

1. Roll Call
2. Approval of Minutes of January 16, 2024
3. New Business
 - a. Consider a resolution approving the permanent loan funding for Choice Neighborhood II and authorizing the President execute documents
3. Any other business to come before the Board
4. Adjourn

**Minutes of a Meeting of the
Choice Neighborhood II Development Corporation
January 16, 2024**

Having duly given public notice, the Board of Directors of the Choice Neighborhood II Development Corporation met at the offices of the Authority at 227-27th Street, in the City of Newport News, Virginia, at 9:30 a.m. on Tuesday, January 16, 2024.

Roll Call

The meeting was called to order by Chairman Penrose and those present were as follows:

Directors Present: Kenneth Penrose
 Lisa Wallace-Davis
 William Black
 George Knight
 Barbara Holley
 Thaddeus Holloman

Ms. Calls absence was excused.

Also present: Raymond H. Suttle, Jr.
 Kaufman & Canoles, P.C.

Karen R. Wilds
Executive Director

Lysandra Shaw
Deputy Executive Director

Carl V. Williamson
Director of Housing

Valarie Ellis, Director
Administrative Services

Lisa Dessoify, Director
Finance

David Staley, Director
Community Development

Teresa Bennett
Executive Assistant

Justin Orie
NNRHA IT Department

Tricia Wilson – via Zoom
City of Newport News, Department of Development

Kamilla Flowers
Citizen

**Approve Minutes of
January 17, 2023
Meeting**

Director Black made a motion to approve the minutes of the January 17, 2023 meeting. The motion was seconded by Director Knight and passed with a majority vote. Mr. Holloman abstained as he was not present.

**Election of Chairman
and Vice Chairman**

Director Knight made a motion to elect Dr. Lisa Wallace-Davis to the position of Chairman and Mr. Thaddeus Holloman to the position of Vice Chairman. The motion was seconded by Director Black and passed with a unanimous vote.

**Affirm Appointment of
President, Secretary and
Treasurer**

Director Davis made a motion to affirm the appointment of Karen Wilds as President, Secretary and Treasurer. The motion was seconded by Director Knight and passed with a unanimous vote.

Other Business

Ms. Wilds reported this is the property located at 2700 Jefferson Avenue. It is currently 100% occupied. There have been some warranty issues but they have been resolved as well as some challenges with the trash chutes.

Adjournment

There being no other business to come before the Board, the Chairman adjourned the meeting at 9:32 a.m.

**Minutes of a Meeting of the
Choice Neighborhood II Development Corporation
January 16, 2024**

President

ITEM NUMBER 3

New Business

- a. Consider a resolution approving the permanent loan funding for Choice Neighborhood II and authorizing the President execute documents

3a

CHOICE NEIGHBORHOOD II DEVELOPMENT CORPORATION

MEMORANDUM

DATE: March 14, 2024

TO: All Members, Board of Directors

FROM: Karen R. Wilds
Executive Director

SUBJECT: Permanent Financing Loan Approvals



As it is necessary to close on the permanent financing for our project known as the Lift & Rise II, I am requesting approval of the attached resolution.

The NNRHA Board is considering a companion action on March 19, 2024.

**RESOLUTION OF
CHOICE NEIGHBORHOOD II DEVELOPMENT CORPORATION AS MANAGER OF
CHOICE NEIGHBORHOOD II LLC**

WHEREAS, the Newport News Redevelopment and Housing Authority (the "Authority"), was created pursuant to the Virginia Housing Authorities Law (the "Act"), Chapter 1, Title 36, Code of Virginia of 1950, as amended (the "Virginia Code"), and exist and operates as a public body corporate and politic; and

WHEREAS, the Act empowers the Authority: (a) to issue its notes or bonds in accordance with the provisions of the act for the purpose of making loans for the prevention and elimination of slum or blighted areas, for assistance in housing construction or rehabilitation by private sponsors and to refund prior obligations issued for any such purposes; (b) with the approval of the local governing body or its designee, to form corporation, partnerships, joint ventures, trusts, or any other legal entity or combination thereof, on its own behalf or with any person or public or private entity; and (c) in connection with any housing project, to transfer, convey, sell, lease or rent lands embraced in any housing project; and

WHEREAS, the City of Newport News, Virginia (the "City") and the Authority were awarded a Choice Neighborhood Initiative Grant pursuant to that Choice Neighborhood Initiative Implementation Grant Agreement dated June 27, 2019 (the "Grant Agreement") by and among the United States Department of Housing and Urban Development ("HUD"), the Authority and the City; and

WHEREAS, the Authority with consent of the City formed and organized Choice Neighborhood II LLC, a Virginia limited liability company ("Choice II LLC") and Choice Neighborhood II Development Corporation, a Virginia corporation ("Choice II Development") to act as manager of Choice II LLC, to develop and construct Carrier Point II, a residential development in the southern part of the City (the "Project"); and

WHEREAS, the Authority has entered into an agreement with Pennrose Holdings, LLC ("Pennrose"), for the development and construction of the Project; and

WHEREAS, the Authority, Choice II, LLC and Pennrose entered certain loan agreements for the design, development, and construction of the Project; and

WHEREAS, the construction is now complete and the parties are obtaining permanent financing through Citibank ("Citi"), and the Virginia Department of Housing and Community Developments ("VHCD"), Virginia Housing Trust Fund ("VHTF") and the National Housing Trust Fund ("NHTF") and other funding sources; and

WHEREAS, Choice II is obtaining four loans for permanent financing as follows (1) loan from Citi in the approximate amount not to exceed \$1,210,000, (2) loan from the Authority from funds provided by NHTF and VHTF in the approximate amount of \$700,000 (3) loan provided by DHCD and NHTF in the approximate amount of \$700,000, and (4) a Vibrant Community loan funded by VHTF in the approximate amount of \$1,000,000. The loans referenced above are collectively referred to as the "Loans"; and

WHEREAS, the permanent financing of the Project will continue the operations of the Authority and the Project and further discharge its lawful purposes, duties and responsibilities by making additional affordable, safe and sanitary dwelling accommodations available for persons of low or moderate income who reside int the City.

NOW THEREFORE, BE IT RESOLVED BY CHOICE II DEVELOPMENT CORPORATION:

1. The recitals made in the preambles to the Resolution are hereby adopted as a part of this Resolution.
2. That the President of Choice II Development as manager of Choice II LLC is hereby authorized to enter into the following documents, all subject to legal counsel review:

- a. All loan documents associated with the Loans, to include any and all documents, notes, loan agreements, deeds of trust, pledge agreements, regulatory agreements, amendments, modifications, refinancing and any thereof.
 - b. Any and all related and necessary documents needed to effectuate the Loans and the refinance of the construction loans to permanent loans to include any amendments, modifications, and refinancing thereof.
3. The President of Choice II Development shall have the authority to negotiate any further terms, conditions, and requirements for the Loans.
4. The provisions of this Resolution are hereby declared to be separable, and if any section, phrase or provision of this Resolution shall be declared invalid, such invalidity shall not affect the validity of the remainder of the section's phrases and provisions of this Resolution.
5. The Authority shall perform such other acts and adopt such further resolutions as may be required to implement its undertakings hereinabove set forth.
6. This Resolution shall take effect immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
CERTIFICATE OF VOTES FOLLOWS]

CERTIFICATE OF VOTES

The following is a record of the vote by the Choice Neighborhood II Development Corporation as manager of Choice Neighborhood II LLC, on the foregoing Resolution, approved at the duly called electronic public meeting of the Authority held on March 19, 2024, after the holding of a public hearing thereon, at which public hearing and meeting a quorum of the Authority was present electronically:

COMMISSIONERS	AYE	NAY	ABSTAIN	ABSENT
Dr. Lisa Wallace-Davis, Chair				
Thaddeus Holloman, Vice Chair				
Kenneth D. Penrose, Jr.				
William Black				
George Knight				
Lou Call				
Barbara Holley				

Secretary, Newport News Redevelopment and
Housing Authority

ITEM NUMBER 4

Other Business