



REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

July 2026

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
Public and Assisted Housing	Page 4
Waitlist Data	Page 5
Family Sufficiency	Page 6
Community Resources	Page 7
Finance	Page 11
Administrative Services	Page 13
CNI	Page 16



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COMMUNITY DEVELOPMENT

The 2026–2027 Annual Action Plan (AAP) has been drafted and is currently undergoing the required 30-day public review and comment period, which began on June 25, 2026. The draft plan was reviewed internally by NNRHA and City staff to evaluate proposed activities, funding allocations, and ensure full compliance with HUD regulations, while also aligning with the goals and priorities outlined in the Consolidated Plan.

In accordance with HUD requirements, a public notice was published in the Daily Press announcing the availability of the Draft 2026–2027 Annual Action Plan for public review and comment. The funding levels for the Community Development Block Grant (CDBG) Program for 2026–2027 have been released by HUD, and the recommendations included in the draft plan are based on the City's final allocation.

To support public engagement, the City of Newport News and the Newport News Redevelopment and Housing Authority (NNRHA) will host a virtual public hearing on Wednesday, July 8, 2026, at 6:00 p.m. via Zoom. The purpose of the hearing is to present the draft plan, provide an overview of proposed activities, and receive feedback and comments from residents and stakeholders. Written comments are also being accepted throughout the 30-day review period.

Following the conclusion of the public comment period, the Annual Action Plan will be presented to the Newport News City Council on Tuesday, August 11, 2026, at 7:00 p.m. at Christopher Newport University, Gaines Theater, for consideration and approval. After Council action and review of all public comments, the finalized plan will be submitted to HUD for review and approval.

Sponsoring Partnerships & Revitalizing Communities (SPARC) and Down Payment Assistance (DPA)

The SPARC Program provides eligible homebuyers using Virginia Housing loan products with a 1% mortgage interest rate reduction to support affordable homeownership. For the 2025–2026 program year, NNRHA received \$4,000,000 in SPARC funding, of which approximately \$3,900,000 (98%) has been utilized, leaving a balance of \$100,000 available for additional homebuyers.

Redevelopment & Homeownership

The Newport News Redevelopment and Housing Authority (NNRHA) administers the Citywide Down Payment Assistance (DPA) Program for first-time homebuyers through the HOME Investment Partnerships Program (HOME), providing financial support for home purchases within Newport News. For calendar year 2026, 24 applications were received, including 3 new applications in June. Of these, 3 projects have been completed, 7 were determined ineligible, 2 have been approved, 11 are in underwriting, and 1 has withdrawn. These efforts resulted in financial assistance being provided to support multiple first-time homebuyers in achieving homeownership within the city.

Down Payment Assistance (DPA) Calendar Year: January 1, 2026 – December 31, 2026			
Completed	Denied	Underwriting	Withdrew
3	7	11	1

New DPA Applications June 2026	Total DPA Applications Received for January 1, 2026 – December 31, 2026
3	24

Residential Rehabilitation Program

June 2026 Housing Rehabilitation Activity:

Total Housing Rehabilitation Activity for June 2026	
Residential Repair Program	Cases
Projects Completed	9
Projects in Underwriting (Includes pending approval)	10
Projects Ongoing	20
Projects Ineligible	9
Total	48

New Housing Rehabilitation Applications for June 2026	14
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Calendar Year 2026 (January 1, 2026 – December 31, 2026):

Total New Housing Rehabilitation Applications Received	Total New Housing Rehabilitation Completed
35	9

Marshall-Ridley Residential Facade Program

The Marshall-Ridley Residential Facade Program received 113 applications in Round One, resulting in 76 completed projects and 37 deemed ineligible. In Round Two (launched July 21, 2025), 50 applications were submitted, with 30 completed finance review and inspections, 28 undergoing codes review, 0 pending contracts, and 0 contracts. So far, 24 projects have been completed, and 11 applications were found ineligible.

To date, the program has expended \$1,976,285.37 of the \$2.1M granted by the City of Newport News, with \$136,071.96 remaining to support continued façade improvements within the Marshall-Ridley community.

Marshall-Ridley Residential Facade Program Activity Tracker

	First Round Completed	Second Round (7/21/26)	Total
Total Applicants	113	50	163
Administrative Review	0	0	0
Finance Review	0	30	30
Inspected	0	30	30
Codes Review	0	28	228
Contract Pending	0	0	0
Contracts	0	0	0
Completed	76	24	100
Ineligible	37	11	48

CAPITAL ACTIVITY

Asset Repositioning Strategic Plan for Public Housing Portfolio

AH Forward's Capital Needs Assessment for the public housing portfolio is behind schedule. In the interim, AH Forward has provided a preliminary Repositioning Plan that staff will use to inform updates to the FY 2026 Annual Plan. Given the timing and strategic implications for the portfolio, the Executive Team has requested a status briefing before the end of July to review progress, confirm next steps, and address any risks to the planning schedule.

RAD Properties Management, Operations, and Fiscal (Pre-MOR) Review

Du & Associates have continued to work closely with staff to address concerns at Cypress Terrace. Progress has been made with recertifications, compliance activities, and the successful reopening of the waitlist in June. One key risk involves delays in the TRACS voucher reporting system due to staffing challenges. With the addition of experienced staff, coordination with Du & Associates has improved, including the required weekly updates to HUD. Uploads are now underway, and resolving the backlog remains the top priority. Ongoing efforts also include utility data collection and continued coordination with Du & Associates to meet HUD reporting and compliance requirements. Overall, meaningful progress is underway, but continued focus is needed to complete recertifications, address reporting backlogs, and ensure full compliance with HUD requirements.

Marshall Courts – Phase VII Demolition (88 Units)

A change order is in the works to correct the improper installation of the curb and gutter that was identified during the final stage of the project. As it stands, the existing condition of the curb and gutter will not allow for proper water drainage despite the contractor following the City's nearest highway pin for curb and gutter on 35th St. Staff identified that in its current state, the installation will not meet the standards of the storm water management plan. The change order will include a mil and overlay of 36th St. from Madison Ave. to Marshall Ave. Until future development opportunities are determined, the site will remain as green space.

Aqueduct Apartments

Currently, the health and safety project for the common areas of Aqueduct is moving along with around 60% completion. This project is aimed at safety concerns in common areas to include various repairs, replacement of floor tile and stair treads, building washing, and painting. This project will help with the overall maintenance of the property which will in turn improve the living conditions of its residents.

Ashe Manor Apartments

The submittal package has been approved for the mechanical systems involved with this project. All components have been ordered to replace the trash compactor. There is a 16-week lead time for the delivery of those parts. In the meantime, upgrades of the connecting components of the room to include replacing the trash chute, pressure washing, painting, and sealing of the concrete floor will occur. This project will improve the sanitation conditions of the property which will help maintain health and safety concerns.

Pinecroft Apartments

The agency is moving forward with replacing one elevator at Pinecroft Apts. The bid was awarded to Metro Elevator. The contractual agreement is in the process of being prepared. Soon after, a notice to proceed along with a timeline will be given. Additional ideas to improve Pinecroft are in the works with A H Forward, the consulting firm that won the bid to help with future capital planning.

PUBLIC AND ASSISTED HOUSING OCCUPANCY REPORT

Total Waiting List Applications	
Public Housing	2273
Approved/Eligible	16
Pending	2257
Housing Choice Voucher	3946
Approved/Eligible	65
Pending	3881

The pending application numbers for the Public Housing Program (2257) and the Housing Choice Voucher Program (3881) represent the total number of applications being processed for eligibility for housing assistance. Some of these families will be determined ineligible based on income, landlord references or criminal activity. Therefore, these numbers will fluctuate each month.

New Applicants Housed	
Public Housing Program	5
Housing Choice Voucher	17
Mod-Rehab (SRO)	1
Total	23
Occupancy Statistics:	
Public Housing Program	96%
Housing Choice Voucher Program	85%
Mod-Rehab Program (Warwick SRO)	94%
Mod-Rehab (Warwick SRO)	83
Avg. # Leasing Days (PH)	53
Avg. Rent for Move-Ins (PH)	\$265
New Mod-Rehab (SRO) participants	\$189
Total Public Housing	799
Housing Choice Vouchers	2,984
Lease Rate – June 2026	85%

Average Family Rent Contribution for Move-ins Last Month:	
Public Housing	\$265
Housing Choice Voucher	\$522
Warwick SRO	\$189
Cumulative Percentage of HCV Budget Authority Utilized June 2026	95.8%

HOMEOWNERSHIP PROGRAM

Since the Inception of the Program
204 Housing Choice Voucher and Public
Housing clients have completed their goal of
homeownership as follows:

FSS		
Program	Number of Families	Total Cost of Homes Purchased
HCV Families	70	\$6,946,738
PH Families	56	\$5,852,540
HCV-V Home- ownership	78	\$13,550,102

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

HCV-V numbers reflect current program participants.

**Other NNRHA Controlled Multi-Family Properties
Waiting Lists as of June 2026**

Property	Occupancy Rate	Approved/Eligible	Pending	Total
Orcutt Townhomes I (Lease Up)	97%	0	357	357
Orcutt Townhomes III	100%	0	0	0
Cypress Terrace	85%	0	0	211
Oyster Point/Brighton	79%	97	159	256
Great Oak	94%	102	129	231
Lofts on Jefferson	100%	0	0	0
Jefferson Brookville	94%	1	9	10
Lassiter Courts	90%	5	54	59
Spratley	94%	0	32	32

FAMILY SELF-SUFFICIENCY (FSS)

The following is a current breakdown of the status of FSS participants in the Public Housing and Housing Choice Voucher Programs for the month of June 2026.

Participants	Public Housing	Housing Choice Voucher	Total
Total number in FSS Program	44	91	133
Employed	26	62	88
Currently not working	15	21	34
Attending Virginia Peninsula Comm. College	0	1	1
Attending Christopher Newport Univ.	0	0	0
Enrolled in NNRHA Computer Training/GED	1	1	2
Enrolled in other Training Programs	1	3	4
Employed and going to school	1	3	4
Total Number of participants with escrow accounts	22	51	73

COMMUNITY RESOURCES

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Community Resources • Resident Relations • Senior Residents

VHS Hospice ~ Bereavement Support Group

Community Resources partnered with Katrina Gay, Bereavement Coordinator/ VHS Hospice to host a bereavement support group at Pinecroft Apartments. Approximately 12 residents participated in the 90-minute session, where Ms. Gay fostered a safe, compassionate environment for residents to share their experiences, support one another and engage in healing conversations. Throughout the discussion, residents received emotional support, encouragement, and practical coping strategies to help navigate grief and loss. The group expressed interest in organizing a future Celebration of Life event to honor friends and neighbors who have passed away. Due to the positive response, Community Resources and Ms. Gay plan to offer similar support groups in additional communities "Grief has nowhere to go until we begin to share it."

Compassionate Care At Home ~ Lunch & Learn



Painting with Purpose – Express Yourself, Inspire Others

The senior communities enjoyed a colorful and uplifting afternoon during our Painting With Purpose Express Yourself, Inspire Others event on June 2, 2026. Residents and participants explored their creativity and connected with one another in a relaxed, inspiring environment. NNRHA extends a special thank you to InnovAge PACE generously sponsoring this event and helping make it such a meaningful experience for everyone involved. More creative opportunities are on the way as NNRHA continues to celebrate expression, connection, and community spirit.



Other Happenings:

NNPL – Hosted “picture bingo” at Pinecroft. It’s a way to make bingo more inclusive for people with different ability levels.

Jencare’s Penny Auction – Jencare hosted Penny Auctions at Ashe Manor Apartments, Spratley House and Pinecroft Apartments this month. They supplied pennies and residents bid on prizes (mostly household items and snacks).

Serve the City – Hosts monthly programs (games, snacks, etc.) at Ashe Manor and Spratley House.

NNRHA Annual Family Fun Day at Aqueduct Gym and Marshall Courts Recreation Center

NNRHA hosted a vibrant Family Fun Day on June 16th and 17th, bringing together residents, families, and community partners for an afternoon of connection, resources, and celebration. Events were held at both the Aqueduct Gym and the Marshall Courts Recreation Center, allowing families across our communities to participate.

The team was honored to welcome NNRHA’s Executive Director, Lysandra Shaw and Councilman John Eley, who joined residents in celebrating community spirit and supporting local engagement.

The event featured free haircuts, community partner vendor tables, bouncy house, face painting, and a variety of activities designed to support families and strengthen neighborhood connections. Our partners provided valuable resources, giveaways, and information to help residents thrive.

NNRHA extends heartfelt appreciation to everyone who donated, volunteered, participated, or partnered with us to make Family Fun Day a success. Your support continues to uplift our communities and create meaningful experiences for our families.



2026 Summer Empowerment Program

On June 12, 2026, from 12:00 p.m. to 3:00 p.m., NNRHA partnered with Sister To Sister, Inc. to host the 2026 Summer Empowerment Program, introducing the initiative to residents and community partners and sharing upcoming youth activities while strengthening partnerships for workshops, mentoring, education, and supportive services. Thirteen youth attended and enrolled, and the event increased awareness, supported recruitment, and strengthened community engagement for continued program growth.



FINANCE

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY
2026 Housing Choice and Mainstream Voucher Program Utilization Report - Actual
For the Year Ending December 31, 2026

CY Housing Choice 2026 Annual Budget Authority	\$ 28,432,110	Final 99.5% proration
Housing Choice Voucher Funding	\$ 28,432,110	
Mainstream Voucher Program Funding	\$ 1,288,558	Final - 100%
Emergency Housing Voucher Program Funding	\$ 347,689	Final - 100%

HCV Units	2507
VASH units	54
CNI tenant protection	247
Marshall tenant protection	88
Warwick SRO - RAD2	88
Baseline HCV count	2984
Mainstream Vouchers	141
Emergency Housing Vouchers	29
Total Vouchers	3154

<u>Month</u>		<u># of Vouchers Utilized</u>	<u>Lease Rate</u>	<u>HAP Payments to Landlords</u>	<u>Avg HAP</u>	<u>Monthly +/- Dollar Utilization</u>	<u>Monthly Amount of Funding Utilized</u>	<u>Year to Date Amount of Funding Utilized</u>	<u>Funding From HUD</u>	<u>Fraud Recovery</u>	<u>Other Sources Of Funds</u>	<u>NNRHA Held Reserve Balance</u> (73,664.50)	<u>HUD Held Reserve Balance</u> 2,642,967.00
January	HCV	2511	84.1%	\$ 2,347,362.00	\$ 934.83	\$ (189,001.00)	92.5%	92.5%	\$ 2,536,363.00			\$ 115,336.50	2,479,159.00
	MS	118	83.7%	\$ 102,880.00	\$ 871.86	\$ (5,489.00)	94.9%	94.9%	\$ 108,369.00			(142,827.00)	35,218.50
	EHV	26	89.7%	\$ 23,815.00	\$ 915.96	\$ (10,461.00)	69.5%	69.5%	\$ 34,276.00			75,040.00	96,293.75
February	HCV	2520	84.5%	\$ 2,391,181.00	\$ 948.88	\$ (110,635.00)	95.6%	94.1%	\$ 2,501,816.00			\$ 225,971.50	2,349,898.00
	MS	118	83.7%	\$ 102,293.00	\$ 866.89	\$ (6,076.00)	94.4%	94.7%	\$ 108,369.00			\$ (136,751.00)	29,818.50
	EHV	26	89.7%	\$ 25,519.00	\$ 981.50	\$ (8,757.00)	74.5%	72.0%	\$ 34,276.00			\$ 83,797.00	90,308.33
March	HCV	2547	85.4%	\$ 2,434,027.00	\$ 955.64	\$ (89,508.00)	96.5%	94.9%	\$ 2,523,535.00			\$ 315,479.50	2,198,920.00
	MS	117	83.0%	\$ 99,953.00	\$ 854.30	\$ (9,401.00)	91.4%	93.6%	\$ 109,354.00			\$ (127,350.00)	23,433.50
	EHV	25	86.2%	\$ 24,665.00	\$ 986.60	\$ 24,665.00		107.9%	\$ -			\$ 59,132.00	118,598.92
April	HCV	2553	85.6%	\$ 2,485,228.00	\$ 973.45	\$ (209,877.00)	96.8%	95.4%	\$ 2,695,105.00	\$ 232.50		\$ 334,673.50	2,123,169.42
	MS	114	80.9%	\$ 99,549.00	\$ 873.24	\$ 99,549.00							
	EHV	24	82.8%	\$ 22,916.00	\$ 954.83	\$ 22,916.00							
May	HCV	2551	85.5%	\$ 2,513,830.00	\$ 985.43	\$ (110,902.00)	100.4%	96.4%	\$ 2,624,732.00			\$ 324,540.50	1,975,758.42
	MS	113	80.1%	\$ 97,825.00	\$ 865.71	\$ 97,825.00							
	EHV	23	79.3%	\$ 23,210.00	\$ 1,009.13	\$ 23,210.00							
June	HCV	2553	85.6%	\$ 2,564,409.00	\$ 1,004.47	\$ 521,620.00	131.5%	101.2%	\$ 2,042,789.00			\$ 318,345.50	2,107,039.17
	MS	110	78.0%	\$ 96,358.00	\$ 875.98	\$ 96,358.00							
	EHV	24	82.8%	\$ 24,908.00	\$ 1,037.83	\$ 24,908.00							
				<u>\$ 15,479,928.00</u>					<u>\$15,318,984.00</u>	<u>\$ -</u>	<u>\$ -</u>		

ADMINISTRATIVE SERVICES

ADMINISTRATIVE SERVICES

Pinecroft Elevator Services

The Newport News Redevelopment and Housing Authority has identified a critical need to address ongoing elevator reliability concerns at the Pinecroft senior housing property. Over the years, the passenger and freight elevators have experienced frequent malfunctions and increasing maintenance concerns, impacting residents' accessibility and overall quality of life. In response, NNRHA has engaged multiple qualified vendors to conduct site visits and provide detailed proposals, including cost estimates for the modernization of the existing elevators. NNRHA has selected Elevated Technologies Inc. dba Metro Elevators for the elevator modernization, and this project has an estimated completion date of December 2026.

Yardi Training

NNRHA invested in the continued professional development of its staff by providing a comprehensive two-day Yardi Finance Training on June 30 and July 1, 2026. A total of 24 employees from multiple departments participated in the training, which focused on enhancing knowledge of Yardi's financial management functions, accounting processes, reporting capabilities, and best practices. This investment in staff development will strengthen operational efficiency, improve financial accuracy, promote consistency in system usage across the Authority, and enhance our ability to effectively manage financial operations while providing excellent service to residents and stakeholders.

Tablet Services

The Administrative Services Department continues to evaluate and optimize the Authority's mobile devices and data plans while identifying opportunities to reduce costs and improve operational efficiency. As part of NNRHA's ongoing commitment to advancing a paperless environment, tablets have been purchased for future Board meetings. To support a seamless transition, a PowerPoint presentation has been developed to provide Board members with guidance on using the tablets effectively. The implementation of these devices will create a centralized and organized platform for accessing Board materials, reducing paper usage, minimizing the risk of misplaced or incomplete documents, and enhancing accessibility, convenience, and overall meeting efficiency.

Credit Card Usage

The Administrative Services and Finance Departments continue to enhance the Authority's procurement and financial management processes by reducing the use of corporate credit cards and increasing the use of purchase orders through the Yardi Marketplace and Procure-to-Pay system. This initiative promotes greater financial accountability by ensuring purchases are properly authorized, electronically documented, and tracked from requisition through payment. Expanding the use of purchase orders provides a comprehensive vendor purchase history, improves budget oversight and spending visibility, strengthens compliance with procurement policies, and supports more accurate financial reporting. These efforts are part of NNRHA's ongoing commitment to modernizing business processes, improving internal controls, and increasing operational efficiency.

Human Resources Information System

NNRHA is transitioning its Human Resources Information System (HRIS) from VISTA to NeoGov effective October 1, 2026, in order to improve operational efficiency, enhance employee self-service capabilities, and streamline human resources processes. The NeoGov platform offers modernized tools for recruitment, onboarding, personnel management, performance tracking, and reporting, providing a more integrated and user-friendly experience for both employees and management. This transition will also improve data accessibility, system security, and compliance with recordkeeping requirements while reducing administrative burdens. Implementation activities are being conducted weekly to include data migration, system configuration, and staff training. These activities will ensure a smooth conversion with minimal disruption to daily operations.

CHOICE NEIGHBORHOOD INITIATIVE (CNI)

CHOICE NEIGHBORHOOD INITIATIVE (CNI)

Lift and Rise on Jefferson

Leasing Update:

Leasing activity at Lift and Rise on Jefferson continues to perform well. The 2800 Building is currently 94% occupied, while the 2700 Building has reached 90% occupancy, reflecting sustained demand and strong lease-up performance at both properties.

Lift and Rise Retail Space Update Operation Breaking Through:

Lift and Rise Retail Space – Operation Breaking Through officially opened to the public on June 6, 2026, activating the Lift and Rise commercial space. The organization provides workforce development services, including job readiness training, resume support, interview preparation, and job placement assistance. It also operates a food pantry and provides essential supplies such as diapers and feminine hygiene products for families in need. In addition, it connects participants to partner agencies for financial literacy and case management support, serving as a resource for both immediate needs and long-term economic stability.



Legacy Landing-Phases – III-R and IV-R

Leasing updates:

As of July 2026, Legacy Landing is near full occupancy with 152 of 155 units leased. Phase III-R is 100% occupied (71 units), and Phase IV-R is 81 of 84 units occupied.

A total of 46 returning Ridley residents are housed through PBV and HCV replacement units across both phases, reflecting continued progress toward Right to Return goals.

The three remaining vacancies in Phase IV-R are market-rate units with no current leasing activity.

Construction Updates:

- **CNI IV-R:** 99% Complete (Final Punch List Phase)
- **Infrastructure:** 94% Complete (Near Completion)
- **Wellness Trail:** 96% Complete (Final Finishing Work)
- **Retail:** 100% Fully Completed

Phase V - Downtown Phase (28th Street and Washington Avenue)

Groundbreaking Ceremony:

On June 11, 2026, the Newport News Redevelopment and Housing Authority (NNRHA), the City of Newport News, Pennrose, residents, and community partners celebrated the groundbreaking of Choice Neighborhood V – Downtown, the fifth and final housing phase of the Marshall-Ridley Choice Neighborhoods Initiative. Located at 2815 Washington Avenue, the development will include 73 mixed-income apartment homes, resident amenities, and ground-floor commercial space, further advancing the revitalization of downtown Newport News.

This milestone reflects more than \$120 million in housing investments made through the Choice Neighborhoods Initiative and demonstrates the continued commitment of NNRHA, the City, and its partners to expanding quality housing, strengthening neighborhoods, and creating economic opportunities for residents.



CNII Homeownership Single-Family Lots Update:

We are still working internally to advance the CNI market rate single-family homeownership lots. The team is currently coordinating on finalizing program requirements, confirming site and development parameters, and aligning next steps with internal stakeholders. Additional updates will be provided as decisions are finalized and we move toward implementation milestones.

USI - Urban Strategies, Inc.

For June 2026, the Marshall-Ridley Family Supportive Services program continues to demonstrate strong and consistent engagement. The USI Newport News team reports 202 families assessed, with all 202 participants maintaining completed adult assessments on record. Services continue to emphasize whole-family engagement, delivered both in person and virtually to ensure accessibility across the community.

Key service linkages during the reporting period remain focused on Basic and Emergency Services and Youth Services. To date, the program has completed 1,492 service linkages, reflecting ongoing efforts to connect families with critical resources, strengthen stability, and support long-term self-sufficiency.

In addition, the USI continues to collaborate with the Newport News Redevelopment and Housing Authority, the City of Newport News Department of Human Services, and the City Manager's Office to develop an endowment plan for submission to the U.S. Department of Housing and Urban Development. This plan is designed to sustain supportive services such as case management, family stability programming, youth services, and other community-based supports beyond the current grant period. By ensuring continuity of funding, the endowment approach helps preserve long-term stability, service continuity, and sustained investment in the Marshall-Ridley community.