



REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

October 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.

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PUBLIC AND ASSISTED HOUSING OCCUPANCY REPORT

Total Waiting List Applications	
Public Housing	1152
Approved/Eligible	70
Pending	1082
Housing Choice Voucher	255
Approved/Eligible	55
Pending	200

The pending application numbers for the Public Housing Program (1216) and the Housing Choice Voucher Program (214) 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	11
Housing Choice Voucher	14
Mod-Rehab (SRO)	2
Total	27
Occupancy Statistics:	
Public Housing Program	95%
Housing Choice Voucher Program	90%
Mod-Rehab Program (Warwick SRO)	96%
Mod-Rehab (Warwick SRO)	84
Avg. # Leasing Days (PH)	20
Avg. Rent for Move-Ins (PH)	\$347
New Mod-Rehab (SRO) participants	\$0
Total Public Housing	799
Housing Choice Vouchers	2,936
Lease Rate – September 2024	90%

Average Family Rent Contribution for Move-ins Last Month:	
Public Housing	\$347
Housing Choice Voucher	\$409
Warwick SRO	\$152
Cumulative Percentage of Section 8 Budget Authority Utilized August 2024	90.9%

HOMEOWNERSHIP PROGRAM

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

FSS		
Program	Number of Families	Total Cost of Homes Purchased
HCV Families	69	\$6,675,318
PH Families	56	\$5,852,540
HCV-V Home-ownership	73	\$12,377,488

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

HCV-V numbers reflect current program participants.

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

Property	Occupancy Rate	Approved/Eligible	Pending	Total
Orcutt Townhomes III	93%	0	0	0
Cypress Terrace	95%	10	19	29
Oyster Point/Brighton	97%	10	43	53
Great Oak	95%	210	232	442
Lofts on Jefferson	78%	0	19	19
Jefferson Brookville	94%	2	22	24
Lassiter Courts	100%	5	128	133
Spratley	94%	0	12	12

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 September 2024.

Participants	Public Housing	Housing Choice Voucher	TOTAL
Total number in FSS Program	40	100	140
Employed	17	79	96
Currently not working	20	16	36
Attending Thomas Nelson Comm. College	0	2	2
Attending Christopher Newport Univ.	0	0	0
Enrolled in NNRHA Computer Training/GED	0	0	0
Enrolled in other Training Programs	1	2	3
Employed and going to school	2	1	3
Total Number of participants with escrow accounts	10	55	65

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY
2024 Housing Choice and Mainstream Voucher Program Utilization Report - Actual
For the Year Ending December 31, 2024

CY Housing Choice 2024 Annual Budget Authority	\$ 28,885,626	Final 99.5% provision
Housing Choice Voucher Funding	<u>\$ 28,885,626</u>	
Mainstream Voucher Program Funding	\$ 1,202,431	Final - 100%
Emergency Housing Voucher Program Funding	\$ 369,505	Final - 100%
HCV Units	2507	
VASH units	54	
CNI tenant protection	247	
Marshall tenant protection	88	
Warwick SRO - RAD2	88	
Baseline HCV count	2984	
Mainstream Vouchers	141	
Emergency Housing Vouchers	32	
Total Vouchers	3157	

Month	# of Vouchers Utilized	Lease Rate	HAP Payments to Landlords	Avg HAP	Monthly +/- Dollar Utilization	Monthly Amount of Funding Utilized	Year to Date Amount of Funding Utilized	Funding From HUD	Fraud Recovery	Other Sources Of Funds	NNRHA Held Reserve Balance	HUD Held Reserve Balance
January	HCV 2624	90.0%	\$ 2,213,885.00	\$ 843.71	\$ (84,986.00)	96.3%	\$ 2,298,871.00	\$ 195.50	\$ 195.50	\$ 143,197.50	\$ 1,122,761.00	
	MS 132	93.6%	\$ 101,611.00	\$ 769.78	\$ (1,683.00)	98.4%	\$ 103,294.00	\$ -	\$ -	\$ (112,282.00)	\$ 32,454.08	
	EHV 31	96.9%	\$ 30,733.00	\$ 991.39	\$ (1,289.00)	96.0%	\$ 32,022.00	\$ -	\$ -	\$ 6,812.00	\$ 88,486.58	
February	HCV 2610	88.9%	\$ 2,286,446.00	\$ 876.03	\$ (28,127.00)	98.8%	\$ 2,314,573.00	\$ 195.00	\$ 195.00	\$ 171,519.50	\$ 1,094,045.00	
	MS 133	94.3%	\$ 106,241.00	\$ 798.80	\$ 2,947.00	102.9%	\$ 103,294.00	\$ 100.6%	\$ 103,294.00	\$ (115,229.00)	\$ 29,362.66	
	EHV 31	96.9%	\$ 30,847.00	\$ 995.06	\$ (1,174.00)	96.3%	\$ 32,021.00	\$ 96.2%	\$ 32,021.00	\$ 7,986.00	\$ 87,257.67	
March	HCV 2608	88.2%	\$ 2,213,132.00	\$ 848.59	\$ (13,571.00)	99.4%	\$ 2,226,703.00	\$ 98.1%	\$ 2,226,703.00	\$ 185,090.50	\$ 1,241,013.00	
	MS 133	94.3%	\$ 99,766.00	\$ 750.12	\$ (4,136.00)	96.0%	\$ 103,902.00	\$ 99.1%	\$ 103,902.00	\$ (111,093.00)	\$ 25,663.25	
	EHV 31	96.9%	\$ 30,914.00	\$ 997.23	\$ 5,820.00	123.2%	\$ 25,094.00	\$ 103.8%	\$ 25,094.00	\$ 2,166.00	\$ 92,955.75	
April	HCV 2609	87.7%	\$ 2,264,158.00	\$ 867.83	\$ 21,753.00	101.0%	\$ 2,242,405.00	\$ 431.50	\$ 431.50	\$ 163,769.00	\$ 1,463,625.00	
	MS 135	95.7%	\$ 100,326.00	\$ 743.16	\$ (3,576.00)	96.6%	\$ 103,902.00	\$ 98.4%	\$ 103,902.00	\$ (107,517.00)	\$ 21,963.83	
	EHV 31	96.9%	\$ 33,156.00	\$ 1,069.55	\$ 8,062.00	132.1%	\$ 25,094.00	\$ 110.0%	\$ 25,094.00	\$ (5,896.00)	\$ 98,653.83	
May	HCV 2601	87.2%	\$ 2,257,022.00	\$ 867.75	\$ (60,637.00)	97.4%	\$ 2,317,659.00	\$ 195.50	\$ 195.50	\$ 224,601.50	\$ 1,515,461.00	
	MS 132	93.6%	\$ 108,207.00	\$ 819.75	\$ 4,305.00	104.1%	\$ 103,902.00	\$ 99.6%	\$ 103,902.00	\$ (111,822.00)	\$ 18,264.42	
	EHV 31	96.9%	\$ 31,366.00	\$ 1,011.81	\$ 2,458.00	108.5%	\$ 28,908.00	\$ 109.7%	\$ 28,908.00	\$ (8,354.00)	\$ 100,537.92	
June	HCV 2607	87.4%	\$ 2,164,819.00	\$ 830.39	\$ 244,954.00	112.8%	\$ 1,919,865.00	\$ 231.00	\$ 231.00	\$ (20,121.50)	\$ 2,099,190.67	
	MS 133	94.3%	\$ 101,448.00	\$ 762.77	\$ 1,289.00	101.3%	\$ 100,159.00	\$ 99.9%	\$ 100,159.00	\$ (113,111.00)	\$ 18,308.00	
	EHV 31	96.9%	\$ 31,152.00	\$ 1,004.90	\$ 2,244.00	107.8%	\$ 28,908.00	\$ 109.4%	\$ 28,908.00	\$ (10,598.00)	\$ 102,422.00	
July	HCV 2624	87.9%	\$ 2,127,222.00	\$ 810.68	\$ (177,523.00)	92.3%	\$ 2,304,745.00	\$ 137.00	\$ 137.00	\$ 157,538.50	\$ 2,296,040.33	
	MS 134	95.0%	\$ 100,807.00	\$ 752.29	\$ (3,222.00)	96.9%	\$ 104,029.00	\$ 99.4%	\$ 104,029.00	\$ (109,889.00)	\$ 14,481.58	
	EHV 31	96.9%	\$ 31,152.00	\$ 1,004.90	\$ 2,176.00	107.5%	\$ 28,976.00	\$ 109.1%	\$ 28,976.00	\$ (12,774.00)	\$ 104,238.08	
August	HCV 2630	88.1%	\$ 2,164,738.00	\$ 830.70	\$ (121,033.00)	94.8%	\$ 2,305,771.00	\$ -	\$ -	\$ 278,571.50	\$ 2,501,122.00	
	MS 134	95.0%	\$ 98,074.00	\$ 731.90	\$ (5,955.00)	94.3%	\$ 104,029.00	\$ 98.8%	\$ 104,029.00	\$ (103,934.00)	\$ 10,655.17	
	EHV 31	96.9%	\$ 28,330.00	\$ 913.87	\$ (646.00)	97.8%	\$ 28,976.00	\$ 107.7%	\$ 28,976.00	\$ (12,128.00)	\$ 106,054.17	
September	HCV 2618	87.7%	\$ 2,148,272.00	\$ 820.58	\$ (157,499.00)	93.2%	\$ 2,305,771.00	\$ 145.00	\$ 145.00	\$ 436,215.50	\$ 2,605,711.00	
	MS 135	95.7%	\$ 99,489.00	\$ 736.96	\$ (8,738.00)	91.9%	\$ 108,227.00	\$ 98.0%	\$ 108,227.00	\$ (95,196.00)	\$ 2,630.75	
	EHV 31	96.9%	\$ 28,232.00	\$ 910.71	\$ 1,836.00	107.0%	\$ 26,396.00	\$ 107.6%	\$ 26,396.00	\$ (13,964.00)	\$ 110,450.25	
			\$ 21,051,545.00				\$ 21,427,496.00			\$ 1,530.50		

COMMUNITY RESOURCES

Skills Connect Hiring Event - Where Opportunities Meet Skills

The Newport News Redevelopment and Housing Authority (NNRHA) hosted a successful hiring event called Skills Connect/Where Opportunities Meet Skills, and 20 employers and over 200 job seekers participated. The event allowed job seekers to showcase their skills and qualifications directly to potential employers, resulting in job offers and interviews. Additionally, job seekers received assistance with resume writing, practice interviews, and access to a clothing closet for appropriate interview attire. The event facilitated meaningful connections between job seekers and employers, creating a mutually beneficial situation for both parties. Overall, the success of the NNRHA Skills Connect event benefits job seekers, employers, and the community by bridging the gap between talent and opportunity.



SCAMS AND IDENTITY THEFT INFORMATION SESSION

On September 19th, 2024, Ms. Vanessa Dunlap, Director of Community and Financial Services at Catholic Charities of Eastern Virginia, conducted a workshop on Identity Theft and Account Fraud Prevention. During the workshop, six attendees learned about the effects of ID theft. They gained knowledge on how to avoid becoming a victim, what to do if they become a victim, and the difference between identity theft and identity fraud.

COMMUNITY DEVELOPMENT

Community Development Block Grant (CDBG)

The final draft of the Consolidated Annual Performance Evaluation Report (CAPER) has been submitted to HUD. There were no comments submitted to the City or the Authority during the public review and comment period. Planning and discussions regarding the next Five-Year Consolidated Plan and the next Annual Action Plan have begun.

Sponsoring Partnerships & Revitalizing Communities (SPARC)

Virginia Housing awarded NNRHA with \$3 million in SPARC funding. The SPARC program allows the buyers utilizing a Virginia Housing loan product to buy down their interest rate by 1%. With the addition of SPARC funding, we are able to expand our reach and offer Down Payment Assistance to qualified buyers. SPARC allocations are approved on an annual basis. This current program year for SPARC funding began July 1, 2024, and will conclude June 30, 2025. NNRHA has expended 44% of funding.

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, 2024 – June 30, 2025					
(Completed)	Denied	Pending Additional Documentation	Current Month (Completed)	Underwriting in Process	Withdrew
2	3	4	0	3	0

New DPA Applications August 2024	Total New DPA Applications Received for July 1, 2024 - June 30, 2025
5	12

Total Housing Rehabilitation Activity for Fiscal Year July 1, 2024 – June 30, 2025	
	Residential Repair Program
Projects Completed	1
Projects in Underwriting	7
Projects Pending Approval	3
Projects Ongoing	2
Projects Denied	3
Total	16

There were 9 projects that carried over from the previous fiscal year

New Housing Rehabilitation Applications for September 1, 2024-September 30, 2024	Total New Housing Rehabilitation Applications Received for July 1, 2024 - June 30, 2025
3	13

CAPITAL ACTIVITY

Marshall Courts – Phase VII Demolition of 88 Units

The solicitation for the Marshall Courts demolition project is being advertised with a closing date of November 1, 2024. A pre-bid meeting will be held on Thursday, October 10, 2024, at 9 am.

Orcutt Townhomes I

Site work, accessible unit inspections, and accessible lift repairs are remaining items to complete the Orcutt Townhomes I RAD project. Final site work began on September 30, 2024, and is anticipated to be completed within two weeks. When certificates of completion are obtained from the City, residents will return to the property.

Paving Projects

The Wilbern Building parking lot was re-paved on September 7, 2024.

Southeastern Family Project (2351 Terminal Ave.)

The contract with Centennial Contractors, Inc. has been executed. The notice to proceed has been issued, and the project began on October 7th, 2024. The estimated construction time frame is 6 months.

Future Capital Projects

Final cost estimates for re-paving the Aqueduct Apartments parking lots are being reviewed and the project is anticipated to begin late October/early November.

Ashe Manor Apartments kitchen renovations is an upcoming Capital Fund project.

Marshall Courts exterior renovations will be completed in phases beginning later this year.

MARSHALL-RIDLEY RESIDENTIAL FACADE PROGRAM

The Marshall-Ridley Residential Facade Program is a \$2.1 million grant program to assist owner-occupied homeowners in the Choice Neighborhood Initiative area with exterior home improvements. The grant allows for exterior improvements up to \$20,000 for each property. A total of 113 applications were received and 82 have been processed and are currently at varying stages as indicated in the chart below.

Marshall-Ridley Residential Facade Program Activity Tracker

Total Applicants	113
Finance Review	82
Inspected	67
Codes Review	62
Contract Pending	7
Contracted	3
Completed	50
Ineligible	29

CHOICE NEIGHBORHOOD INITIATIVE (CNI)

Lift and Rise on Jefferson

Lift and Rise on Jefferson, comprising the 2700 and 2800 buildings, currently has a strong occupancy rate of 93%. Available units for rent include one affordable unit, two market-rate units, and three project-based voucher (PBV) replacement units.

Legacy Landing

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

CNI III-R phase

Construction is approximately 99% completed. Construction is nearing completion, though the project remains in its critical phase. The Civil and Project Management teams have submitted the necessary documentation for the Temporary Certificates of Occupancy (TCOs) to the city last month. However, the city returned the documentation for revisions, and the team is diligently working to make the required changes and resubmit it as soon as possible.

In the meantime, The Property Management Team, Pennrose, has continued with the application process, ensuring that once the TCOs are approved, residents will be able to move in without delay.

As of October 2024, the Legacy Landing Lease-Up Report for Phases III and IV, which consists of a total of 155 units (71 in Phase III and 84 in Phase IV) shows total of 40 applications have been submitted, with 8 coming from the general public and 31 from former Ridley residents. Currently, 39 applications are in process. There have been 2 applications approved for move-in at this time.

Focusing on the returning Ridley residents, 2 applications have been approved for move-in, though no one has moved in yet. There are 26 applications still in process, with 2 awaiting

further processing. Additionally, 1 application has been either cancelled or denied.

Below is the current Legacy Landing lease up report:

Legacy Landing Lease Up Report	Updated as of October 2024		
	Phase III- R 71 units	Phase IV- R 84 units	Total 155 units
Total Units Occupied	0		0
Total Applications Approved for Move in:	0		0
Applications from General Public	8		8
Applications from Former Ridley Residents	31		31
Total Applications in Process:	39		39
Returning Ridley Residents			
Applications Approved for Move-in:	2		2
Moved- in	0		0
Applications In-process	26		26
Awaiting processing	2		2
Application Cancelled or Denied	1		1

CNI III-R

Construction/site work update includes: (buildings A, B, C, and mixed-use/apartment)

- Wellness trail playground equipment installation will begin next week.
- Mixed-Use Building: Prevent is in progress with programming the Audio/Video (AV) systems
- Final cleaning and painting is ongoing

CNI IV-R

Construction is approximately 88% completed. Construction is scheduled to be completed by January 2025. Following this, lease-up will commence for the final phase of Legacy Landing.

CNI IV-R construction/site work update includes:

- Ongoing landscaping, along with sidewalk, curb, topsoil, and stabilization work taking place
Infrastructure is approximately 92% construction completed.
Wellness Trail 41% construction completed.

Downtown Phase 28th Street and Washington Avenue

Phase V is currently in the design and development stage. The Project Management Team has confirmed the date of the first development plan submission as October 11, 2024 to the City of Newport News.

Urban Strategies, Inc.

Based on the September 2024 USI monthly report for Marshall-Ridley, USI Inc. assessed 204 families and continues to offer supportive services.

Through the Family Support Specialists (FSS) Team, many families have found success in housing stability, economic mobility, education, health, and policy & influence. One former Ridley resident stood out for benefiting from FSS's proactive support. When she faced a past-due water bill, her assigned FSS connected her to the United Way of the Virginia Peninsula, which helped cover the cost. Shortly after, she experienced SNAP fraud, but with her FSS's assistance and coordination with the Newport News Department of Human Services, her benefits were restored and increased.

As the former Ridley resident life was on an upward trajectory, she pursued further education by enrolling in a GED program at the Adult and Alternative Learning Center, saving for a computer to assist in her studies. She also seized a training opportunity at Eastern State Hospital, leading to full-time employment as a Psychiatric Technician. Even after a severe car accident caused by an intoxicated driver, she quickly reconnected with her FSS to plan her recovery and maintain her progress.