

The November 21, 2023
Board of Commissioner's
Meeting for the Newport
News Redevelopment and
Housing Authority has been
cancelled.

The next regularly scheduled
Board meeting will be held
December 19, 2023.

REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

NOVEMBER 2023

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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COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT

Community Development Block Grant (CDBG)

The CDBG agreements for the 2023-2024 Program Year between the City and NNRHA, and between NNRHA and the nonprofits have been prepared. CDBG-CV recipients are on track to complete the projects and activities for which they received funds in a timely manner. Most will be completed by the end of the calendar year.

Total Housing Rehabilitation Activity for Fiscal Year July 1, 2023 – June 30, 2024

Residential Repair Program	
Projects Completed	13
Projects in Underwriting	14
Projects Pending Approval	1
Projects Denied	8
Total	36

New Housing Rehabilitation Applications for October 1, 2023 – October 31, 2023	Total for July 1, 2023 – June 30, 2024
4	17

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				
Program Year 23-24 (Completed)	Denied	Pending Additional Documentation	Current Month (Completed)	Underwriting in Process
0	1	5	0	5

New DPA Applications as of October, 2023	Total New DPA Applications Received for July 1, 2023 – June 30, 2024
2	6

CAPITAL ACTIVITY

Marshall Courts Phase VII Demolition

The demolition of 88 units at Marshall Courts Apartments has been approved by HUD. NNRHA staff will be working with VIA Architects to develop the scope of work for the solicitation of contractors to perform the

demolition. An application for Tenant Protection Vouchers has been sent to HUD to assist families who will be impacted by the demolition of Public Housing units.

Marshall Courts - Administrative Office

The new HVAC unit for the Marshall Courts administrative office is scheduled to be delivered in the first week of December 2023.

Onsite work will begin once there is confirmation of the unit being shipped.

Orcutt Townhomes I

Rental Assistance Demonstration (RAD) closing documents were completed on October 31, 2023. A Notice to Proceed to OKJ Construction was given on November 1, 2023. Renovation construction work is underway.

**Aqueduct Apartments
Sewer Improvement Project**

The Aqueduct Sewer Improvement Project began on July 6th and is anticipated to be completed by the end of November. There have been minor delays due to the availability of materials. There has been very limited interruption of service for residents.

**Southeastern Family Project
2351 Terminal Avenue**

The Hampton - Newport News Community Services Board is preparing to relocate their program residents in preparation for the renovation project. The plans and specifications have been completed by Matt Burton, architect for the project. Preparation for the bid solicitation for general contractors will begin later this month or early December. We anticipate that the project will begin in January 2024.

Marshall-Ridley Residential Facade Program

The Marshall-Ridley Residential Facade Program is a \$2.1 million dollar 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 49 have been processed and

are currently at varying stages as indicated in the chart below.

Marshall-Ridley Residential Façade Program Activity

Total Applicants	113
Financial Review	49
Inspected	34
Codes Review	30
Contract Pending	9
Contracted	23
Completed	19
Not Eligible	13

CHOICE NEIGHBORHOOD INITIATIVE (CNI)

The Lift & Rise is at 100% occupancy. In total, 23 former Ridley Place residents moved into the community. Pennrose and Breeden have corrected issues with the trash chutes which resulted from a malfunctioning compactor system. Management continues to advise residents on proper trash room procedures as there are continued instances where residents leave trash bags on the floor of trash rooms. A large sized trash (6 cubic yard) dumpster has been installed at both buildings. The previous electrical issues with the GE dryers have been corrected. Repairs are ongoing. The only other outstanding warranty repair issue is for a non-functioning access control system at the rear entrance of phase two. Pennrose is working on securing pricing for a fence to be installed around the play area of phase I. Pending City approval, the fence will be installed.

Lift & Rise Retail Space - PG Harris Construction has been hired to complete commercial buildout on the first floor. Buildout will provide basic finished units with HVAC and bathrooms. Abbitt Realty is working with a retailer to complete lease-up on one of the spaces.

CNI III-R and IV-R Onsite Housing - CNI III-R – Rough-ins windows, bricks, balcony framing is in progress. Dewatering and cleaning of the stormwater pipe connection on 18th street is ongoing. Completion of the sanitary main and storm line on 16th street is pending power line work by Dominion. Mixed-use building Roofing installation has begun. Brick and window installation is ongoing. Sheathing has been installed at all three buildings.

CNI IV-R – Framing and sheathing being constructed, foundations in place but for two buildings. The other foundations are awaiting storm work completion before proceeding. The placemaking package for the Wellness Trail has been approved by the City. Breeden is working on pricing for that effort. Breeden provided an updated schedule which is currently projecting a CNIII-R completion date of July 2024 – a roughly 3-month delay to the original schedule. One month of the delay is attributed to a delay in electrical equipment delivery. CNIV-R is still on schedule for completion by November 2024. Pennrose continues to work with Breeden on making up time to meet the original construction schedule. The project submitted its 10%-test to VH for Choice Neighborhood III-R. This is an IRS requirement that sets a deadline of this November to certify that more than 10% of the reasonably expected basis of tax credits has been expended.

NNRHA and Breeden, along with two of their subcontractors, attended a job fair on 10/18 to continue Local MWBE/Sec 3 efforts.

CNI V Downtown - Pennrose has received pricing and is working on internal investment committee approvals in order to advance the project and begin pre-development work. This is estimated to occur by the end of November.

Urban Strategies, Inc. (USI) continues to conduct outreach to Ridley residents, as well as complete needs assessments for each household. Currently, 185 former Ridley

families are enrolled in case management and family supportive services with USI.

Upcoming Events - The City of Newport News and NNRHA is planning a CNI community update meeting scheduled for November 18th (10a-2p) at the Achievable Dream School Gymnasium. WRT and USI will be in attendance in addition to other CNI partners to share information with attendees. The proposed CNV-Downtown development will be highlighted.

PUBLIC AND ASSISTED HOUSING

OCCUPANCY REPORT

Total Waiting List Applications:

Public Housing		210
Approved/Eligible	28	
Pending	182	
Section 8		386
Approved/Eligible	87	
Pending	299	

The pending numbers for the Public Housing Program (182) and the Housing Choice Voucher Program (299) represent the total number of applications being processed for eligibility for housing assistance. Some of these families will be determined to be ineligible based on income, landlord references or criminal activity. Therefore, these numbers may fluctuate each month.

Applicants Housed in October

Public Housing Program	10
Housing Choice Voucher	29
Mod-Rehab (SRO)	8
Total	47

Occupancy Statistics:

Public Housing Program (of 839 units)	96%
Section 8 Program (2,895)	95%
Warwick SRO (of 88 units)	97%

Avg. # of Leasing Days (Public Housing) 39

Average Family Rent Contribution for Move-ins Last Month:

1. Public Housing \$442.

- 2. Housing Choice Voucher \$236.
- 3. Warwick SRO \$179.

Cumulative Percentage of Section 8
Budget Authority Utilized Oct 2023 105.1%

**FAMILY INVESTMENT CENTER (FIC)
ACTIVITIES**

EMPLOYED F.I.C. PARTICIPANTS October 2023 (since 1995)	
Aqueduct	124
Ashe Manor	0
Brighton	46
Cypress	24
Dickerson	185
Harbor Homes	126
Lassiter	95
Marshall	178
Orcutt	28
Orcutt TH	10
Oyster Point	23
Pinecroft	7
Ridley	383
Section 8	72
Spratley	2
Total	1,303

FAMILY SELF-SUFFICIENCY (FSS)

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

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

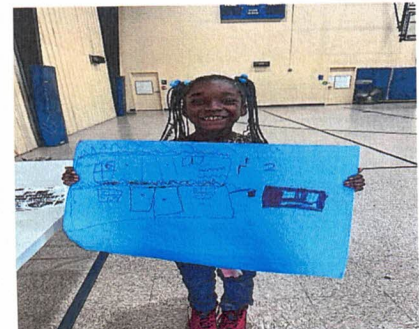
**Free Personal Care Aide Classes Offered
at FIC**

Kim Hobbs, Owner and CEO of Always There Home Care offered a free 40 hour, two week session (October 9, 2023-October 20, 2023) Personal Care Aide course for residents of NNRHA. On Monday, October 23, 2023 six residents completed the training and were offered employment. Residents will be assigned to their case as they become available.



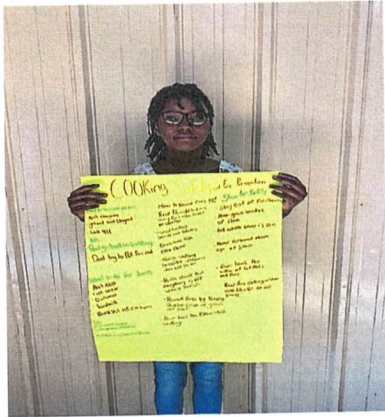
NNRHA hosted a Fire Prevention Poster Contest in collaboration with the HAI Group in Aqueduct on October 13th. The theme was tips on preventing fires while cooking. There were 3 age groups, 6-9, 10-14, and 15-18. Out of the many children who participated, 6 winners were chosen. NNRHA provided healthy snacks. The children had a great time while using their imagination to create their posters.

Ages 6-9 Winner



1st Place
Lamiya Owens
Age 7

Ages 10-14 Winner



1st Place

Jaleah Johnson
Age 12

COMMUNITY RESOURCES SENIOR ADULTS



Vaccination Clinics at Senior Communities

The NNRHA's Community Resources Division was pleased to partner with Riverside Health Systems to offer 2023/2024 flu and Pfizer COVID-19 vaccines to residents at Pinecroft and Great Oak Apartments. Cindy Williams, Vice President/Chief Pharmacy Officer with Riverside Health System, led the initiative to focus their community-based efforts on clinics in low-income communities whose residents may not have transportation or are uninsured. Because the COVID 19 vaccine is no longer free, insurance information was collected from residents. For uninsured residents, vaccines were paid via a grant

from the Commonwealth of Virginia.

On October 23rd, at Pinecroft Apartments, 46 vaccines (13 Flu and 33 Covid) were administered to 36 individuals. On October 31st at Great Oak Apartments, 33 vaccines (11 Flu and 22 Covid) were administered to 27 individuals. On November 6th, at Spratley House 16 vaccines (6 Flu and 10 Covid), along with 18 vaccines (8 Flu and 10 Covid) at Ashe Manor were administered. Several NNRHA staff received vaccinations as well.

Captain Dorsey with the NNFD's Community Paramedicine Program was present to talk with residents and assist during the event. Peninsula Agency on Aging staff was also present to provide vaccine education and complete anonymous surveys with participants. Clinics will be held at Spratley House and Ashe Manor on November 6th.



Newport News Public Library is Back

NNRHA's Community Resources are excited to host the Newport News Public Library (NNPL) at our senior communities again this fall. NNPL is sponsoring monthly programs at Spratley House, Ashe Manor and Pinecroft Apartments through January 2024. This month participating residents created fall pumpkin luminaries. NNPL staff planned the project and supplied all of the craft items needed. As usual, residents thoroughly

enjoyed this unique project and left pleased
with their creations.



Other Happenings:

Ken Hodge - Medicare Enrollment Education and Bingo at Spratley House, Ashe Manor and Pinecroft Apartments.

Serve the City (STC) - Monthly program at Ashe Manor and Spratley House. Volunteers spend quality time with residents, serve snacks, play games and often some bingo.

**Other NNRHA Controlled Multi-Family Properties
Waiting Lists as of October, 2023**

Property	Occupancy Rate	Approved/Eligible	Pending	Total
Orcutt Townhomes III	97%	1	2	3
Cypress Terrace	98%	5	19	24
Oyster Point/Brighton	97%	10	44	54
Great Oak	99%	119	236	355
Lofts on Jefferson	93%	3	7	10
Jefferson Brookville	96%	2	16	18
Lassiter Courts	95%	26	190	216
Spratley House	96%	6	19	25

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 October, 2023.

Participants:	Public Housing	Housing Choice Voucher	Total
Total number in FSS Program	26	94	120
Employed	13	75	88
Currently not working	10	14	24
Attending Virginia Peninsula Comm. College	0	1	1
Enrolled in other Training Program	1	2	3
Employed and going to school	2	2	4
Participants with escrow accounts	9	57	66

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY
2023 Housing Choice and Mainstream Voucher Program Utilization Report - Actual
For the Year Ending December 31, 2023

		CY Housing Choice 2023 Annual Budget Authority		Final - 100% promotion								
		\$ 26,052,256		\$ 26,052,256								
		Housing Choice Voucher Funding		Housing Choice Voucher Funding								
		\$ 1,015,975		\$ 1,015,975								
		Final - 100%		Final - 100%								
		\$ 173,677		\$ 173,677								
		2518		2518								
		54		54								
		247		247								
		88		88								
		2907		2907								
		141		141								
		32		32								
		3080		3080								
		Baseline HCV count		Baseline HCV count								
		Mainstream Vouchers		Mainstream Vouchers								
		Emergency Housing Vouchers		Emergency Housing Vouchers								
		Total Vouchers		Total Vouchers								
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	NRHA Held Reserve Balance	HUD Held Reserve Balance
January	HCV 2751	95.0%	\$ 2,051,002.00	\$ 745.55	\$ (41,885.00)	98.0%	98.0%	\$ 2,092,687.00	\$ 1,000.00	\$ 1,000.00	159,579.00	1,583,151.72
	MS 113	80.1%	\$ 81,036.00	\$ 717.13	\$ 3,570.00	104.6%	104.6%	\$ 77,466.00			202,264.00	1,691,973.47
	EHV 27	84.4%	\$ 26,175.00	\$ 969.44	\$ 7,740.00	142.0%	142.0%	\$ 18,435.00			35,304.00	184,971
February	HCV 2727	94.2%	\$ 2,069,096.00	\$ 758.74	\$ (23,591.00)	98.9%	98.4%	\$ 2,092,687.00	\$ 140.00	\$ 140.00	225,995.00	1,800,787.22
	MS 115	81.6%	\$ 82,807.00	\$ 720.06	\$ 5,341.00	106.9%	105.8%	\$ 77,466.00			29,963.00	191,576
	EHV 27	84.4%	\$ 26,175.00	\$ 969.44	\$ 7,740.00	142.0%	142.0%	\$ 18,435.00			(29,526.00)	169,993
March	HCV 2730	94.3%	\$ 2,095,363.00	\$ 767.53	\$ 8,417.00	100.4%	99.1%	\$ 2,086,946.00	\$ 285.00	\$ 285.00	217,863.00	1,935,682.97
	MS 115	81.6%	\$ 86,255.00	\$ 750.05	\$ 7,533.00	109.6%	107.0%	\$ 78,723.00			22,430.00	198,036
	EHV 27	84.4%	\$ 24,540.00	\$ 908.89	\$ (23,510.00)	51.1%	90.5%	\$ 48,050.00			(6,016.00)	136,416
April	HCV 2721	94.0%	\$ 2,140,086.00	\$ 786.51	\$ 53,140.00	102.5%	100.0%	\$ 2,086,946.00	\$ 951.00	\$ 951.00	165,674.00	2,176,631.72
	MS 119	84.4%	\$ 88,565.00	\$ 744.24	\$ 8,884.00	111.1%	108.1%	\$ 79,681.00			13,546.00	203,538
	EHV 29	90.6%	\$ 26,489.00	\$ 913.41	\$ 3,931.00	117.4%	96.2%	\$ 22,558.00			(9,947.00)	128,331
May	HCV 2726	94.2%	\$ 2,183,916.00	\$ 801.14	\$ 318,598.00	117.1%	103.1%	\$ 1,865,318.00	\$ 190.00	\$ 190.00	(152,734.00)	2,533,155.47
	MS 117	83.0%	\$ 85,166.00	\$ 727.91	\$ 2,509.00	103.0%	107.0%	\$ 82,657.00			11,037.00	212,596
	EHV 27	84.4%	\$ 27,188.00	\$ 1,006.96	\$ (15,258.00)	64.1%	87.1%	\$ 42,446.00			5,311.00	100,358
June	HCV 2716	93.8%	\$ 2,192,779.00	\$ 807.36	\$ 132,221.00	106.4%	103.6%	\$ 2,060,558.00	\$ -	\$ -	(830,956.00)	1,772,226.50
	MS 123	87.2%	\$ 88,945.00	\$ 723.13	\$ 40,008.00	181.8%	115.2%	\$ 48,937.00			(64,780.00)	70,780.50
	EHV 27	84.4%	\$ 27,459.00	\$ 1,017.00	\$ 1,284.00	104.9%	89.7%	\$ 26,175.00			(2,127.00)	193,628.00
July	HCV 2738	94.6%	\$ 2,171,942.00	\$ 793.26	\$ 34,672.00	101.6%	103.3%	\$ 2,137,270.00	\$ -	\$ -	(865,628.00)	1,728,775.25
	MS 122	86.5%	\$ 88,825.00	\$ 728.07	\$ (2,236.00)	97.5%	112.2%	\$ 91,061.00			(62,544.00)	63,398.50
	EHV 31	96.9%	\$ 29,681.00	\$ 957.45	\$ 13,518.00	183.6%	97.6%	\$ 16,163.00			(15,645.00)	191,938.08
August	HCV 2748	94.9%	\$ 2,210,903.00	\$ 804.55	\$ 73,633.00	103.4%	103.4%	\$ 2,137,270.00	\$ 1,011.50	\$ 1,011.50	(938,249.50)	1,865,324.00
	MS 123	87.2%	\$ 93,007.00	\$ 756.15	\$ 1,946.00	102.1%	110.8%	\$ 91,061.00			(64,490.00)	56,016.50
	EHV 32	100.0%	\$ 29,099.00	\$ 909.34	\$ (3,220.00)	90.0%	96.5%	\$ 32,319.00			(12,425.00)	174,092.17
September	HCV 2757	94.8%	\$ 2,273,425.00	\$ 824.60	\$ 76,431.00	103.5%	103.4%	\$ 2,196,994.00	\$ 176.50	\$ 176.50	(1,014,504.00)	1,591,569.75
	MS 123	87.2%	\$ 91,357.00	\$ 742.74	\$ 4,488.00	105.2%	110.1%	\$ 86,869.00			(68,978.00)	52,826.50
	EHV 32	100.0%	\$ 30,775.00	\$ 961.72	\$ 766.00	102.6%	97.2%	\$ 30,009.00			(13,191.00)	158,556.25
October	HCV 2755	94.8%	\$ 2,319,200.00	\$ 841.81	\$ 112,785.00	105.1%	103.6%	\$ 2,206,415.00	\$ 430.00	\$ 430.00	(1,126,859.00)	1,476,597.75
	MS 131	92.9%	\$ 99,497.00	\$ 759.52	\$ 12,628.00	114.5%	110.6%	\$ 86,869.00			(81,606.00)	49,636.50
	EHV 31	96.9%	\$ 28,914.00	\$ 932.71	\$ (11,713.00)	0.0%	93.7%	\$ 40,627.00			(1,478.00)	132,402.33
											\$ 22,059,098.00	\$ 4,184.00