



# REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

## September 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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## **BOARD OF COMMISSIONERS**

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## PUBLIC AND ASSISTED HOUSING OCCUPANCY REPORT

Total Waiting List Applications	
Public Housing	1216
Approved/Eligible	59
Pending	1157
Housing Choice Voucher	281
Approved/Eligible	67
Pending	214

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	6
Housing Choice Voucher	14
Mod-Rehab (SRO)	0
<b>Total</b>	<b>20</b>
<b>Occupancy Statistics:</b>	
Public Housing Program	95%
Housing Choice Voucher Program	95%
Mod-Rehab Program (Warwick SRO)	98%
Mod-Rehab (Warwick SRO)	86
Avg. # Leasing Days (PH)	30
Avg. Rent for Move-Ins (PH)	\$442
New Mod-Rehab (SRO) participants	\$0
Total Public Housing	799
Housing Choice Vouchers	2,936
Lease Rate – August 2024	95%

Average Family Rent Contribution for Move-ins Last Month:	
Public Housing	\$442
Housing Choice Voucher	\$313
Warwick SRO	\$0
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**

<b>Property</b>	<b>Occupancy Rate</b>	<b>Approved/Eligible</b>	<b>Pending</b>	<b>Total</b>
Orcutt Townhomes III	90%	0	0	0
Cypress Terrace	95%	10	19	29
Oyster Point/Brighton	97%	10	43	53
Great Oak	95%	208	234	442
Lofts on Jefferson	78%	0	19	19
Jefferson Brookville	94%	2	26	28
Lassiter Courts	100%	5	128	133
Spratley	90%	0	14	14

## 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 July 2024.

Participants	Public Housing	Housing Choice Voucher	TOTAL
<b>Total</b> number in FSS Program	39	98	<b>137</b>
Employed	17	78	<b>95</b>
Currently not working	19	15	<b>34</b>
Attending Thomas Nelson Comm. College	0	2	<b>2</b>
Attending Christopher Newport Univ.	0	0	<b>0</b>
Enrolled in NNRHA Computer Training/GED	0	0	<b>0</b>
Enrolled in other Training Programs	1	2	<b>3</b>
Employed and going to school	2	1	<b>3</b>
Total Number of participants with escrow accounts	10	58	<b>68</b>

# FINANCE

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**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% proration
<b>Housing Choice Voucher Funding</b>	<u>\$ 28,885,626</u>	
<b>Mainstream Voucher Program Funding</b>	\$ 1,202,431	Final - 100%
<b>Emergency Housing Voucher Program Funding</b>	\$ 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	<u>3157</u>	

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	NMRHA Held Reserve Balance	HUD Held Reserve Balance
January	HCV 2747 MS 132 EHV 32	94.2% 93.6% 100.0%	\$ 2,169,088.00 \$ 100,058.00 \$ 29,317.00	\$ 789.62 \$ 758.02 \$ 916.16	(\$ 129,783.00) (3,238.00) (2,705.00)	94.4% 96.9% 91.6%	94.4% 96.9% 91.6%	\$ 2,298,871.00 \$ 103,294.00 \$ 32,022.00	195.50 - -	195.50 - -	270,561.50 (109,561.00) 13,002.00	1,122,761.00 32,454.08 88,486.58
February	HCV 2734 MS 133 EHV 31	93.1% 94.3% 96.9%	\$ 2,191,730.00 \$ 102,919.00 \$ 27,040.00	\$ 801.66 \$ 773.83 \$ 872.26	(\$ 122,843.00) 11,858.00 (4,981.00)	94.7% 113.0% 84.4%	94.5% 104.4% 88.0%	\$ 2,314,573.00 \$ 91,061.00 \$ 32,021.00	195.00 - -	195.00 - -	393,599.50 (121,419.00) 17,983.00	1,094,045.00 41,595.67 87,287.67
March	HCV 2718 MS 134 EHV 32	91.9% 95.0% 100.0%	\$ 2,119,316.00 \$ 100,217.00 \$ 29,580.00	\$ 779.73 \$ 747.89 \$ 924.38	(\$ 107,387.00) (3,685.00) 4,486.00	95.2% 96.5% 117.9%	94.7% 101.7% 96.4%	\$ 2,226,703.00 \$ 103,902.00 \$ 25,094.00	- - -	- - -	500,986.50 (117,734.00) 13,497.00	1,241,013.00 37,896.25 92,955.75
April	HCV 2701 MS 137 EHV 32	90.8% 97.2% 100.0%	\$ 2,196,223.00 \$ 100,291.00 \$ 27,865.00	\$ 813.11 \$ 732.05 \$ 870.78	(\$ 46,182.00) (3,611.00) 2,771.00	97.9% 96.5% 111.0%	95.5% 100.3% 99.6%	\$ 2,242,405.00 \$ 103,902.00 \$ 25,094.00	431.50 - -	431.50 - -	547,600.00 (114,123.00) 10,726.00	1,463,625.00 34,196.83 98,653.83
May	HCV 2701 MS 136 EHV 31	90.5% 96.5% 96.9%	\$ 2,192,825.00 \$ 97,468.00 \$ 28,652.00	\$ 811.86 \$ 716.68 \$ 924.26	(\$ 124,834.00) (6,434.00) (28,256.00)	94.6% 93.8% 50.3%	95.3% 99.0% 83.2%	\$ 2,317,659.00 \$ 103,902.00 \$ 56,908.00	195.50 - -	195.50 - -	672,629.50 (107,689.00) 38,982.00	1,515,461.00 30,487.42 72,537.92
June	HCV 2681 MS 134 EHV 31	89.8% 95.0% 96.9%	\$ 2,101,003.00 \$ 98,513.00 \$ 31,349.00	\$ 783.66 \$ 735.17 \$ 1,011.26	181,138.00 (1,646.00) 2,441.00	109.4% 98.4% 108.4%	97.4% 98.9% 86.9%	\$ 1,919,865.00 \$ 100,159.00 \$ 28,908.00	231.00 - -	231.00 - -	491,722.50 (106,043.00) 36,541.00	2,099,190.67 30,541.00 74,422.00
July	HCV 2653 MS 134 EHV 31	88.9% 95.0% 96.9%	\$ 2,063,517.00 \$ 97,642.00 \$ 31,112.00	\$ 777.81 \$ 728.67 \$ 1,003.61	(\$ 241,228.00) (6,387.00) 2,136.00	89.5% 93.9% 107.4%	96.2% 98.1% 89.5%	\$ 2,304,745.00 \$ 104,029.00 \$ 28,976.00	137.00 - -	137.00 - -	733,087.50 (99,656.00) 34,405.00	2,298,040.33 26,714.58 76,238.08
August	HCV 2630 MS 134 EHV 31	88.1% 95.0% 96.9%	\$ 2,184,738.00 \$ 98,074.00 \$ 28,330.00	\$ 830.70 \$ 731.90 \$ 913.87	(\$ 121,033.00) (5,955.00) (646.00)	94.8% 94.3% 97.8%	96.0% 97.7% 90.4%	\$ 2,305,771.00 \$ 104,029.00 \$ 28,976.00	- - -	- - -	854,120.50 (93,701.00) 35,051.00	2,501,122.00 22,888.16 78,054.16
		90.9%										
			\$ 18,246,867.00					\$ 19,022,869.00				\$ 1,385.50

## COMMUNITY RESOURCES

The Newport News Redevelopment and Housing Authority (NNRHA) held a successful Back-to-School Drive from August 20th to August 23rd, supporting residents from Marshall Courts, Lassiter Courts, Brighton, Cypress Terrace, Oyster Point, Orcutt, and Aqueduct. During this event, approximately 110 children from elementary to high school received free school supplies and haircuts, ensuring they were well-prepared for the upcoming school year. A special thank you goes out to the NNRHA staff who generously donated supplies, making this evening a success.



### **Farmer's Market Vouchers**

The Community Resources staff assisted 27 senior residents with applying for Farmer's Market fresh produce vouchers. The Farm Market Fresh Program, also known as the Senior & WIC Farmers' Market Nutrition Program, is a federal and state nutrition program that allows local farmers to accept vouchers at designated farmers' markets in the area. The program aims to provide fresh fruit and vegetables as well as nutrition education to participants. The staff collected information from the residents and submitted their applications online. Subsequently, the residents received \$50.00 worth of vouchers in the mail, which they could use at the Oozlefinch Farmer's Market in Hampton.

### **Penny Auction Sponsored by Inspired Home Health**

Community Resources partnered with Inspired Home Health at Pinecroft for a fun event with senior residents. Victoria Griffin provided information about the home health services that Inspired provides, and then she jumped right into the penny auction activity. Ms. Griffin provided each participant with plastic pennies that they could use to bid on prizes that they were most interested in. Prizes consisted of household goods, personal accessories, decorative items, etc. Residents were lively and fully engaged in the activity.



### **Line Dance Luncheon for our residents aged 62 and older**

The recent Line Dance Luncheon organized by Newport News Redevelopment and Housing Authority (NNRHA) Community Resources was a huge success, uniting residents aged 62 and older for an afternoon of fun, fitness, and friendship at the Marchall Courts Recreation Center. The event started with a delicious spread and featured an energetic dance instructor, American Legion Department of Virginia Vice CDR Deloris Todman, leading the crowd through lively line dances. The attendees, new and experienced, were caught up in the infectious enthusiasm of the event, showcasing the power of coming together as a community. It was a memorable and meaningful afternoon of music, dance, and fellowship.

## COMMUNITY DEVELOPMENT

### Community Development Block Grant (CDBG)

The initial draft of the Consolidated Annual Performance Evaluation Report (CAPER) was completed in preparation for the public review and comment period. The public review and comment period began on September 2, 2024 and ends on September 16, 2024. During this time period the document has been made available on the NNRHA and City of Newport News websites and buildings, at public libraries and the offices of public housing sites throughout the city.

### Sponsoring Partnerships & Revitalizing Communities (SPARC)

Virginia Housing awarded NNRHA with \$3 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. 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 was awarded 3M in SPARC funds. The total amount of funds expended thus far is \$376,192. There are two closings scheduled for September 13th with funds totaling \$501,999.

## 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

<b>Down Payment Assistance (DPA)</b>					
<b>Fiscal Year: July 1, 2024 – June 30, 2025</b>					
(Completed)	Denied	Pending Additional Documentation	Current Month (Completed)	Underwriting in Process	Withdrew
2	2	3	1	0	0

<b>New DPA Applications August 2024</b>	<b>Total New DPA Applications Received for July 1, 2024 - June 30, 2025</b>
3	7

<b>Total Housing Rehabilitation Activity for Fiscal Year July 1, 2024 – June 30, 2025</b>	
	Residential Repair Program
Projects Completed	1
Projects in Underwriting	7
Projects Pending Approval	1
Projects Ongoing	0
Projects Denied	4
<b>Total</b>	<b>13</b>

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

<b>New Housing Rehabilitation Applications for August 1, 2024 – August 30, 2025</b>	<b>Total New Housing Rehabilitation Applications Received for July 1, 2024 - June 30, 2025</b>
6	10

## **CAPITAL ACTIVITY**

### **Marshall Courts – Phase VII Demolition of 88 Units**

Project specifications, bid drawings, and recently approved site plans from TRC engineers have been provided to the NNRHA procurement manager. Contractor bid solicitation materials are being prepared for this project.

### **Orcutt Townhomes I**

Renovations have been completed on 44 of 50 apartment units. Site work and accessible unit lift repairs remain for the completion project. A site work pre-construction meeting with the City has been scheduled, the site work will be completed later this month. Certificates of Completion will be issued by the City when site work is complete and residents will return to the property.

### **Paving Projects**

The Wilbern Building parking lot was re-paved on September 6, 2024.

**Southeastern Family Project (2351 Terminal Ave.)**

A meeting was held with the GC and architect on August 27, 2024 to address several items in the contract document. The meeting went well and we anticipate receiving the revised contract within a week or so. Upon final review and execution of the contract, we will issue a Notice to Proceed to the contractor. We anticipate this taking place during the week of September 9th, 2024. The contractor will mobilize and start demolition as soon as possible. The estimated construction time frame is 6 months.

**Future Capital Projects**

Ashe Manor Apartments kitchen renovations are an upcoming future project.

Marshall Court exterior renovations will be completed in phases.

Aqueduct Apartments parking lot repaving is anticipated to begin later this summer.

**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	62
Codes Review	62
Contract Pending	5
Contracted	5
Completed	46
Ineligible	20

## CHOICE NEIGHBORHOOD INITIATIVE (CNI)

### Lift and Rise on Jefferson

The Lift and Rise community (2700 and 2800 buildings) maintains a high occupancy rate of 94%. Currently, there are two affordable units, one market-rate unit, and one project-based voucher (PBV) replacement unit available for rent.

### Legacy Landing

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

#### CNI III-R phase

Construction is approximately 99% completed. The first phase of Legacy Landing is continuing to prioritize former Ridley residents in the lease-up process started on August 2024. Currently, all applications are being held in a queue due to the critical path of the project related to the issuance of the Temporary Certificate of Occupancy by the city. However, no units have been occupied yet, and no move-ins has occurred. Of the 29 total applications, 21 are from returning Ridley residents; with 15 applications still in process. Below is the current Legacy Landing lease up report:

Legacy Landing Lease Up Report	Updated as September 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	21		21
Total Applications in Process:	29		29
<b>Returning Ridley Residents</b>			
Applications Approved for Move-in:	0		0
Moved- in	0		0
Applications In-process	15		15
Awaiting processing	5		5
Application Cancelled or Denied	1		1

CNI III-R construction/site work update includes: (buildings A, B, C, and mixed-use/apartment)

- Landscaping is ongoing
- Power has been received for the townhome buildings
- Finish work and painting are in progress.

#### CNI IV-R

Construction is approximately 86% completed. Construction is scheduled to be completed by January 2025. Following this, lease-up will commence for the final phase of Legacy Landing.

CN IV-R construction/site work update includes:

- Landscaping is ongoing.
- Buildings D -P: Installing drywall, exterior finishes, MEP rough ins, counters, and appliances are all progressing

Infrastructure is approximately 91% construction completed.

Wellness Trail 36% construction completed.

### Downtown Phase 28<sup>th</sup> and Washington

Phase V is currently in the design and development stage. On August 28, 2024, the Project Management Team approved the final phase of the schematic designs, confirming that community input was effectively incorporated into the plans. This approval ensures that the designs reflect the feedback and preferences of the community, setting a solid foundation for the ongoing development of Phase V.

## **Urban Strategies, Inc.**

Based on the USI monthly report for Marshall Ridley, August 2024:

USI Inc. has assessed a total of 200 families this month and continues to reach out to provide supportive services.

One notable success story for the month of August involves a family of two who recently returned to Newport News and has embraced goal setting with the help of their Family Support Specialist. In August, this household achieved several significant milestones. The head of the household secured employment at a rate 60% above the minimum wage, and they successfully found a new place to live through collaborative efforts and community partnerships. The Newport News Housing Authority played a crucial role by extending their voucher beyond its expiration date, while Thrive Peninsula contributed \$750 to cover the move-in deposit. Additionally, the family completed a budget, which enabled them to pay off \$1,300 in loans and boost their credit score by 200 points, elevating it from 550 to 750. The family's ultimate goal is to eventually move into the new Legacy Landing development.