

**NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING**

**November 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, August 20, 2024.
4. Communications
5. New Business
 - a. **Public Hearing** - To receive comments on the issuance of Multifamily Housing Revenue Bonds for 100 29th Street (The Coile Phase I)
 - b. Consider a resolution approving the issuance of Multifamily Housing Revenue Bonds for 100 29th Street, LLC (The Coile Phase I)
 - c. **Public Hearing** - To receive comments on the issuance of Multifamily Housing Revenue Bonds for 311 33rd Street (The Coile Phase II)
 - d. Consider a resolution approving the issuance of Multifamily Housing Revenue Bonds for 311 33rd Street, LLC (The Coile Phase II)
 - e. Consider a resolution approving the Housing Choice Voucher, Mainstream Voucher and Emergency Voucher Budget CY Jan-Dec 2025
6. Report to the Board
7. **Closed session** in accordance with the Virginia Freedom of Information Act, Code of Virginia, Section 2.2-3711 (A) (1)
8. Consider adoption of a 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
August 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, August 20, 2024.

**Pledge of
Allegiance**

Mr. Knight 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: -

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

Also present:

- Raymond H. Suttle, Jr.
Kaufman & Canoles, P.C.
- Lysandra M. Shaw
Executive Director
- Valarie Ellis, Director
Administrative Services
- Lisa Dessoify, Director
Finance
- Tera Lockley - via ZOOM
Director Housing
- Kayonia Betts
Executive Assistant
- David Staley
Community Development
- Justin Orie
NNRHA IT Department
- DeAnna Smith
Legal Aid Society of Eastern VA

**Approval of
Minutes July 16,
2024**

Commissioner Call made a motion to approve the revised minutes of the Board of Commissioners' regular meeting held on July 16, 2024. Commissioner Black seconded the motion, which passed with 5 votes in favor and 2 abstentions.

Communications

The following communications were recited to the Board and reviewed by the Executive Director. The Executive Director communicated that the Newport News Planning Commission supports allowing residents to build accessory dwelling units in the city. This would allow the city to increase its housing stock and provide more options for people seeking a place to live. This move, however, would not affect the HCV program in any way.

Closed Session

New Business

**The Board of
Commissioners of the
Newport News
Redevelopment and
Housing Authority
Authorizing an
Amendment to the
Housing Choice
Voucher Administrative
Plan**

The Board has been provided copies of a resolution authorizing the amendment to the Housing Choice Voucher Administrative Plan. The Executive Director reported that in determining voucher size, "Right Sizing" allows the HCV program to take the additional factors into consideration, i.e gender composition, generational composition and adult composition. All of which have been detailed in the amendment. Right Sizing takes into consideration practical utilization of funds to provide appropriate voucher size for all family compositions and the reasonable expectations of privacy of household members. The Executive Director recommended the approval of the amendment to the Housing Choice Voucher Administrative Plan.

Commissioner Holloman 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
submits Section Eight
(8) Management
Assessment Program
(SEMAP) certifications**

The Board has been provided copies of a resolution authorizing the submission of the Section Eight (8) Management Assessment Program (SEMAP) certification. The Executive Director reported that the SEMAP program examines 14 key performance measures of the housing choice voucher program. The indicators of performance and our self-scoring on element include Determination of Reasonable Rent and Determination of Adjusted Income in which scores were high.. The recertification and inspections indicators have been challenging for the agency over the last year due to staff turnover. NNRHA was not eligible for the deconcentration bonus according to a data analysis. For the period ending June 30, 2024, our program is

graded at 120 points, scored at 83% and regarded by HUD as a standard performer.

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 August, 2024 was provided to the Commissioners prior to the meeting. A copy of the subject report is on file in the office of the Executive Director.

Ms. Lockley reported the NNRHA Controlled Multi-Family Properties Waitlist data as follows: There are 1300 Public Housing applications, 51 of which are approved. This leaves 1249 pending applications. The Housing Choice Voucher program has 289 applications, of which 76 are approved with 213 pending. During the month of August the public housing program housed 4 applicants, Housing Choice Voucher program housed 21 applicants and the MOD Rehab SRO housed 6 applicants which totals 31 applicants. The Public Housing is currently occupied at 96% and the Housing Choice Voucher Program is currently at 95%. The MOD Rehab Program which includes Warwick SRO is 98% occupied. All of the apartment affordable housing communities are occupied at 95% and above. The HCV program waitlist will open between the end of August and the beginning of September

Ms. Dessoffy reported that at the end of July the HCV Program's unit of vouchers utilized decrease was attributed to voucher maintenance and once the waitlist opens up there will be an increase as recipients start to apply and get approved. Ms. Dessoffy also reports that all bank documents have been signed and checks are now reflecting the signature of Ms. Shaw, new Executive Director.

Ms. Ellis reported that Serve The City, one of the many agencies that NNRHA are partnered with, came to visit the residents at Spratley. The residents were assisted by the STC team with creating raised garden beds. A Brunch and Learn session with Inspired Home Health was hosted as well.

Mr. Staley reported on the Virginia Housing Sponsoring Partnerships and Revitalizing Communities (SPARC) program. This funding allows buyers using a Virginia Housing loan product to reduce their interest rate by 1%. NNRHA has applied for \$3 million in SPARC funds for the next program year starting July 1, 2024 to June 30, 2025 and was awarded the requested \$3 million dollars for the current program year. Currently there are 4 applications pending for a total of \$870,331. We also administer the Down Payment Assistance Program which allows a maximum amount of \$14,500 to assist in the down payment for first time home buyers. There are currently 12 applications pending for this program. Commissioner Penrose asked for clarification on how the SPARC program decides on the amount of funding awarded each year. Mr. Staley responded that the organization increased its request from last year by \$1Million due to the overwhelming success in the use of last year's funding.

Ms Shaw reports that the Lift and Rise's occupancy rate is 94%. There is an ongoing effort to repair a door on the property and completion is expected soon. Legacy Landing, CNI III-R phase construction is 98% complete and CNI IV-R is 81% complete. Residents can go to Legacylandingnnn.com to show their interest and complete applications. Former Ridley residents will be prioritized during the

application process then it will open to the general public.

For the CNI downtown phase at 28th Street and Washington Ave, a design charrette was held on July 30th, allowing citizens and stakeholders to participate and provide feedback, which will be used to refine the design. The final phase of the design is on track for approval on August 28, 2024.

The Wellness Trail is at 19% construction completed and the infrastructure for the onsite housing at Legacy Landing is approximately 89% construction completed. Mr. Holloman inquired about the progress on leasing the retail spaces at the Lift and Rise. Ms. Shaw responded by saying there were conversations had with Pennrose regarding the infrastructure issues that are causing delays with the build out. The most recent delay was that the infrastructure was not present where it was thought to be and as a result some additional work had to be completed. Completion is scheduled for September 2024. There is one person that is still waiting and has been interested in leasing a retail space since the start of the project.

Other Business

Mr. Penrose inquired about the date of the Executive Director's probationary period evaluation and the evaluation will take place in January 2025.

Adjournment

There being no other business to come before the Board, the Chairman adjourned the meeting at 8:46am.

Secretary-Treasurer

ITEM NO. 4

COMMUNICATIONS

ITEM NUMBER 5

New Business

- a. **Public Hearing** - To receive comments on the issuance of Multifamily Housing Revenue Bonds for 100 29th Street (The Coile Phase I)
- b. Consider a resolution approving the issuance of Multifamily Housing Revenue Bonds for 100 29th Street, LLC (The Coile Phase I)
- c. **Public Hearing** - To receive comments on the issuance of Multifamily Housing Revenue Bonds for 311 33rd Street (The Coile Phase II)
- d. Consider a resolution approving the issuance of Multifamily Housing Revenue Bonds for 311 33rd Street, LLC (The Coile Phase II)
- e. Consider a resolution approving the Housing Choice Voucher, Mainstream Voucher and Emergency Voucher Budget CY Jan-Dec 2025

PUBLIC HEARING

**NEWPORT NEWS REDEVELOPMENT AND HOUSING
AUTHORITY**

**Multifamily Housing Revenue Bonds for
The Coile Phase I**

This morning a public hearing is being held to receive comments on the proposed Multifamily Housing Revenue Bonds for the Coile Phase I


A notice advertising the Public Hearing was posted in the lobby of the Authority located at 227 27th Street, Newport News, VA and appeared in Inside Business on November 11, 2024.

I now open this public hearing and invite comments.

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY**MEMORANDUM**

DATE: November 19, 2024

TO: All Members, Board of Commissioners

FROM: Lysandra M. Shaw, Executive Director 

SUBJECT: Multifamily Housing Revenue Bonds Issuance Request for 100 29th Street, LLC

T.M. Associates Inc, sponsor for 100 29th Street, LLC, applied to the Authority for an Inducement Resolution regarding the issuance of the Authority's Multifamily Housing Revenue Bonds not to exceed \$8,000,000 for the construction of a multifamily residential rental housing project to consist of a single four-story building on top of a podium, containing thirty-one (31) units, with a mix of two- and three-bedroom units, and a community space. The bonds will be used for financing a portion of the costs of acquiring, constructing and equipping of an affordable housing development to be known as The Coile Phase I at 100 29th Street in Newport News, Virginia 23607.

A public hearing is required as part of the Board of Commissioners' action and has been advertised for the meeting November 19, 2024 to obtain public comments on this proposed action. As required by applicable public notification regulations, this matter has been subject to an advertisement in Inside Business on November 11, 2024.

The attached resolution is included for your consideration following the public hearing. Mr. William Nusbaum of Williams Mullen, bond counsel, will be in attendance.

Subject to the Board's approval of this proposal, the City Council will be requested at their December 10, 2024 meeting to grant "public approval" of the issuance of the proposed Bonds and the plan of financing within the meaning of the applicable sections of the Virginia Code. Subject to City Council's action, final approval of the Authority's bond issuance would be considered at one of the Board's future meetings.

It is important to note that all fees and costs related to the issuance will be the borrower's responsibility and that neither the Authority nor its Board will be liable in any way for this debt.

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

**RESOLUTION OF THE
NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY FOR
MULTIFAMILY REVENUE BONDS RELATED TO 100 29TH STREET 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, Code of Virginia of 1950, as amended (the "Virginia Code"), and is now existing and operating as a public body corporate and politic; and

WHEREAS, the Act empowers the Authority 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; and

WHEREAS, for the benefit of the Borrower (as hereinafter defined), the Authority has engaged in discussions with T. M. Associates, Inc., the sponsor (the "Sponsor") of 100 29th Street LLC, a Virginia limited liability company (the "Borrower"), regarding the development of additional affordable housing on land owned by an affiliate of the Sponsor, 311 33rd Street LLC, but which will be conveyed to the Borrower, resulting in a determination that it would be in the best interests of the Authority and the City of Newport News, Virginia (the "City") for the Authority to provide financing for (a) a portion of the cost of constructing and equipping of a multi-family residential rental housing project comprised of a single, four-story building on top of a podium, containing thirty-one (31) units, with a mix, approximately, of sixteen (16) two bedroom/two bath units and fifteen (15) three bedroom/two bath units and a community space, (b) the creation of various reserve funds, if required, and (c) the payment of issuance and other transaction costs (collectively, the "Project"). The Project will be conveyed by 311 33rd Street LLC to the Borrower and located at 100 29th Street, Newport News, Virginia 23607; and

WHEREAS, the Borrower proposes to reserve at least forty percent (40%) of the housing units in the Project for occupancy by persons whose income is less than sixty percent (60%) of area median gross income, as required by Section 142(d)(1)(B) of the Internal Revenue Code of 1986, as amended (the "Code"), but the Project will also contain approximately six (6) market rate units; and

WHEREAS, the Borrower will be the initial legal owner of the Project, and its principal place of business is 1375 Piccard Drive, Rockville, Maryland 20850; and

WHEREAS, the Borrower has applied to the Authority for the issuance of \$8,000,000.00 of the Authority's Multifamily Housing Revenue Bonds (100 29th Street Project) (the "Bonds"), to be issued to finance a portion of the cost of constructing and equipping the Project, and pursuant to due notice, the Authority has on this date, following reasonable public notice, conducted a public hearing on the application of the Borrower for the issuance of such Bonds in compliance with the requirements of Section 147(f) of the Code, Treasury Regulations Section 1.147(f)-1, Section 15.2-4906 of the Virginia Code, and Section 2 of Chapter 514 of the Acts of the General Assembly of Virginia of 1983; and

WHEREAS, the Borrower requested and on January 16, 2024, the Authority agreed in principle to cooperate in the issuance of the Bonds to provide construction financing for a portion of the cost of the construction and equipping of the Project by issuing the Bonds in an amount not to exceed \$8,000,000.00, as proposed by the Borrower, subject to the Borrower obtaining the approval of the Authority's issuance of the Bonds by the City Council of the City prior to the issuance of the Bonds; and

WHEREAS, the Authority's approval was evidenced by its Official Action Resolution adopted on January 16, 2024 (the "Official Action Resolution"), and the "public approval" process was subsequently completed by the adoption by the City Council of the City's Resolution No. 13708-24 on February 13, 2024; and

WHEREAS, pursuant to Treasury Regulations Section 5(f).103-2(f)(1), the issuance of the Bonds may not occur more than one (1) year after public approval of the Bonds, but the 2024 tax exempt private activity bond volume cap for multi-family housing revenue bonds for the Commonwealth of Virginia has been fully allocated, making it necessary to seek an allocation of 2025 "volume cap" instead; and

WHEREAS, allocations of 2025 "volume cap" will not be made until after the City Council's public approval resolution expires on February 13, 2025, making it necessary for the Borrower to undertake a new public approval process, with a new public hearing and the adoption of new resolutions by the Authority and then by the City Council;

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

1. The recitals made in the preambles to this resolution are hereby adopted as a part of this resolution.
2. It is hereby found and reaffirmed that the approval of the plan of financing and the issuance of the Bonds for the purposes described herein will promote the provision of decent, safe and sanitary urban or rural dwellings, apartments or other living accommodations for persons of low and moderate income in the City and the Commonwealth, and that upon compliance with the requirements of the Act, the Project will constitute a "housing project" within the meaning of the Act and the Virginia Code eligible for the provision by the Authority of its assistance through the issuance of its bonds.
3. To assist the Borrower to undertake the development and financing of the Project, the Authority hereby confirms its previous agreement in principle to cooperate in the issuance of its Bonds in an amount not to exceed \$8,000,000.00, upon terms and conditions to be mutually agreed upon by the Authority, the Borrower and the purchaser of the Bonds. The Bonds shall be issued pursuant to a bond purchase agreement with a lender, underwriter or placement agent, and such other documentation, including a trust indenture and a loan or financing agreement, all as may be acceptable to the Borrower,

such bond purchaser, the Chairman or Vice Chairman of the Authority, counsel to the Authority and Bond Counsel.

4. The Borrower has represented to the Authority that interest on the Bonds is intended to be generally excluded from the gross income of the holders thereof for federal and Virginia income tax purposes, and that the Borrower shall pay to the Authority an administrative fee for issuing and carrying the Bonds, due to the Bonds' expected maturity, equal to one-half of 1% of the original principal amount of the Bonds, at closing.
5. All costs and expenses in connection with the Bonds, including but not limited to the fees and expenses of Bond Counsel and counsel to the Authority, shall be paid from the proceeds of the Bonds to the extent permitted by law and funds are available, or else from funds of the Borrower. If for any reason the Bonds are not issued, it is understood that all such expenses shall be paid by the Borrower and that the Authority shall have no responsibility therefor.
6. Neither the Bonds nor the premium, if any, nor the interest payable thereon shall be a general obligation debt of the Commonwealth of Virginia or any political subdivision thereof, including the Authority or the City, and neither the Commonwealth of Virginia, nor any political subdivision thereof, including the Authority or the City, and none of the officials, officers, commissioners and/or employees, past, present or future, are or shall be personally liable thereon. Rather, the Bonds, together with the premium, if any, and the interest payable thereon, shall be a limited obligation of the Authority payable pursuant to the terms of the Bonds and the related documents solely from the revenues and receipts pledged therefor, and neither the faith and credit nor the taxing power of the Commonwealth of Virginia or any political subdivision thereof, including the Authority and the City, shall be pledged to the payment of such obligations.
7. The Authority recommends that the City Council of the City (the "Council") grant a new "public approval" for the issuance of the proposed Bonds and the plan of financing within the meaning of Section 15.2-4906 of the Virginia Code and Section 147(f) of the Code, thereby curing the expiration of its original public approval on February 13, 2025.
8. The Authority agrees, subject to the Council granting a new "public approval," to apply to the Virginia Department of Housing and Community Development, as "allocation administrator" for tax-exempt private activity bonds, for an allocation of \$8,000,000.00 of local housing authority "volume cap" for the Project.
9. The adoption of this resolution does not repeal, rescind or amend the Official Action Resolution; rather, it remains in full force and effect, as supplemented hereby.
10. 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.

11. The Authority shall perform such other acts and adopt such further resolutions as may be required to implement its undertakings hereinabove set forth.
12. This resolution shall take effect immediately upon its adoption.

CERTIFICATE OF VOTES

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

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

Secretary-Treasurer, Newport News Redevelopment
and Housing Authority

PUBLIC HEARING

**NEWPORT NEWS REDEVELOPMENT AND HOUSING
AUTHORITY**

**Multifamily Housing Revenue Bonds for
The Coile Phase II**

This morning a public hearing is being held to receive comments on the proposed Multifamily Housing Revenue Bonds for the Coile Phase II

A notice advertising the Public Hearing was posted in the lobby of the Authority located at 227 27th Street, Newport News, VA and appeared in Inside Business on November 11, 2024.

I now open this public hearing and invite comments.


5d

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

MEMORANDUM

DATE: November 19, 2024

TO: All Members, Board of Commissioners

FROM: Lysandra M. Shaw, Executive Director 

SUBJECT: Multifamily Housing Revenue Bonds Issuance Request for 311 33rd Street LLC

T.M. Associates Inc, sponsor for 311 33rd Street LLC, applied to the Authority for an Inducement Resolution regarding the issuance of the Authority's Multifamily Housing Revenue Bonds not to exceed \$8,000,000 for the construction of a multifamily residential rental housing project to consist of 31 units with a mix of 16, 2-bedroom, 2- bath units and 15, 3-bedroom, 2-bathroom units with a community room and leasing office. The bonds will be used for financing a portion of the costs of acquiring, constructing and equipping of an affordable housing development to be known as The Coile Phase II at 311 33rd Street in Newport News, Virginia 23607.

A public hearing is required as part of the Board of Commissioners' action and has been advertised for the meeting November 19, 2024 to obtain public comments on this proposed action. As required by applicable public notification regulations, this matter has been subject to an advertisement in Inside Business on November 11, 2024.

The attached resolution is included for your consideration following the public hearing. Mr. William Nusbaum of Williams Mullen, bond counsel, will be in attendance.

Subject to the Board's approval of this proposal, the City Council will be requested at their December 10, 2024 meeting to grant "public approval" of the issuance of the proposed Bonds and the plan of financing within the meaning of the applicable sections of the Virginia Code. Subject to City Council's action, final approval of the Authority's bond issuance would be considered at one of the Board's future meetings.

It is important to note that all fees and costs related to the issuance will be the borrower's responsibility and that neither the Authority nor its Board will be liable in any way for this debt.

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

**RESOLUTION OF THE
NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY FOR
MULTIFAMILY REVENUE BONDS RELATED TO 311 33RD STREET 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 is now existing and operating as a public body corporate and politic; and

WHEREAS, the Act empowers the Authority 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; and

WHEREAS, the Authority has engaged in discussions with T. M. Associates, Inc., the sponsor of 311 33rd Street LLC, a Virginia limited liability company (the "Borrower"), regarding the development of additional affordable housing on land already owned by the Borrower, resulting in a determination that it would be in the best interests of the Authority and the City of Newport News, Virginia (the "City") for the Authority to provide financing for (a) a portion of the cost of constructing and equipping of a multi-family residential rental housing project comprised of a single, four-story building on top of a podium, containing thirty-one (31) units, with a mix, approximately, of sixteen (16) two bedroom/two bath units and fifteen (15) three bedroom/two bath units, a community room and a leasing office, (b) the creation of various reserve funds, if required, and (c) the payment of issuance and other transaction costs (collectively, the "Project"). The Project will be located at 311 33rd Street, Newport News, Virginia 23607; and

WHEREAS, the Borrower proposes to reserve at least forty percent (40%) of the housing units in the Project for occupancy by persons whose income is less than sixty percent (60%) of area median gross income, as required by Section 142(d)(1)(B) of the Internal Revenue Code of 1986, as amended (the "Code"), but the Project will also contain approximately six (6) market rate units; and

WHEREAS, the Borrower will be the initial legal owner of the Project, and its principal place of business is 1375 Piccard Drive, Rockville, Maryland 20850; and

WHEREAS, the Borrower has applied to the Authority for the issuance of \$8,000,000.00 of the Authority's Multifamily Housing Revenue Bonds (311 33rd Street Project) (the "Bonds"), to be issued to finance a portion of the cost of constructing and equipping the Project, and pursuant to due notice, the Authority has on this date, following reasonable public notice, conducted a public hearing on the application of the Borrower for the issuance of such Bonds in compliance with the requirements of Section 147(f) of the Code, Treasury Regulations Section 1.147(f)-1, Section 15.2-4906 of the Virginia Code, and Section 2 of Chapter 514 of the Acts of the General Assembly of Virginia of 1983; and

WHEREAS, the Borrower requested and on January 16, 2024, the Authority agreed in principle to cooperate in the issuance of the Bonds to provide construction financing for a portion of the cost of the construction and equipping of the Project by issuing the Bonds in an amount not to exceed \$8,000,000.00, as proposed by the Borrower, subject to the Borrower obtaining the approval of the Authority's issuance of the Bonds by the City Council of the City prior to the issuance of the Bonds; and

WHEREAS, the Authority's approval was evidenced by its Official Action Resolution adopted on January 16, 2024 (the "Official Action Resolution"), and the "public approval" process was subsequently completed by the adoption by the City Council of the City's Resolution No. 13709-24 on February 13, 2024; and

WHEREAS, pursuant to Treasury Regulations Section 5(f).103-2(f)(1), the issuance of the Bonds may not occur more than one (1) year after public approval of the Bonds, but the 2024 tax exempt private activity bond volume cap for multi-family housing revenue bonds for the Commonwealth of Virginia has been fully allocated, making it necessary to seek an allocation of 2025 "volume cap" instead; and

WHEREAS, allocations of 2025 "volume cap" will not be made until after the City Council's public approval resolution expires on February 13, 2025, making it necessary for the Borrower to undertake a new public approval process, with a new public hearing and the adoption of new resolutions by the Authority and then by the City Council;

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

1. The recitals made in the preambles to this resolution are hereby adopted as a part of this resolution.
2. It is hereby found and reaffirmed that the approval of the plan of financing and the issuance of the Bonds for the purposes described herein will promote the provision of decent, safe and sanitary urban or rural dwellings, apartments or other living accommodations for persons of low and moderate income in the City and the Commonwealth, and that upon compliance with the requirements of the Act, the Project will constitute a "housing project" within the meaning of the Act and the Virginia Code eligible for the provision by the Authority of its assistance through the issuance of its bonds.
3. To assist the Borrower to undertake the development and financing of the Project, the Authority hereby confirms its previous agreement in principle to cooperate in the issuance of its Bonds in an amount not to exceed \$8,000,000.00, upon terms and conditions to be mutually agreed upon by the Authority, the Borrower and the purchaser of the Bonds. The Bonds shall be issued pursuant to a bond purchase agreement with a lender, underwriter or placement agent, and such other documentation, including a trust indenture and a loan or financing agreement, all as may be acceptable to the Borrower,

such bond purchaser, the Chairman or Vice Chairman of the Authority, counsel to the Authority and Bond Counsel.

4. The Borrower has represented to the Authority that interest on the Bonds is intended to be generally excluded from the gross income of the holders thereof for federal and Virginia income tax purposes, and that the Borrower shall pay to the Authority an administrative fee for issuing and carrying the Bonds, due to the Bonds' expected maturity, equal to one-half of 1% of the original principal amount of the Bonds, at closing.
5. All costs and expenses in connection with the Bonds, including but not limited to the fees and expenses of Bond Counsel and counsel to the Authority, shall be paid from the proceeds of the Bonds to the extent permitted by law and funds are available, or else from funds of the Borrower. If for any reason the Bonds are not issued, it is understood that all such expenses shall be paid by the Borrower and that the Authority shall have no responsibility therefor.
6. Neither the Bonds nor the premium, if any, nor the interest payable thereon shall be a general obligation debt of the Commonwealth of Virginia or any political subdivision thereof, including the Authority or the City, and neither the Commonwealth of Virginia, nor any political subdivision thereof, including the Authority or the City, and none of the officials, officers, commissioners and/or employees, past, present or future, are or shall be personally liable thereon. Rather, the Bonds, together with the premium, if any, and the interest payable thereon, shall be a limited obligation of the Authority payable pursuant to the terms of the Bonds and the related documents solely from the revenues and receipts pledged therefor, and neither the faith and credit nor the taxing power of the Commonwealth of Virginia or any political subdivision thereof, including the Authority and the City, shall be pledged to the payment of such obligations.
7. The Authority recommends that the City Council of the City (the "Council") grant a new "public approval" of the issuance of the proposed Bonds and the plan of financing within the meaning of Section 15.2-4906 of the Virginia Code and Section 147(f) of the Code; thereby curing the expiration of its original public approval on February 13, 2025.
8. The Authority agrees, subject to the Council granting a new "public approval," to apply to the Virginia Department of Housing and Community Development, as "allocation administrator" for tax-exempt private activity bonds, for an allocation of \$8,000,000.00 of local housing authority "volume cap" for the Project.
9. The adoption of this resolution does not repeal, rescind or amend the Official Action Resolution; rather, it remains in full force and effect, as supplemented hereby.
10. 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.

11. The Authority shall perform such other acts and adopt such further resolutions as may be required to implement its undertakings hereinabove set forth.
12. This resolution shall take effect immediately upon its adoption.

CERTIFICATE OF VOTES

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

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


Secretary-Treasurer, Newport News Redevelopment
and Housing Authority

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

MEMORANDUM

DATE: November 14, 2024

TO: All Members, Board of Commissioners

FROM: Lysandra M. Shaw 
Executive Director

SUBJECT: Proposed Section 8 Housing Choice Voucher, Mainstream Voucher, and
Emergency Housing Voucher Budget

Attached for your review and approval is the proposed budget for our Section 8 Housing Choice Voucher, Mainstream Voucher, and Emergency Housing Voucher programs.

This budget provides an annual Housing Assistance Payment (HAP) amount of \$31,739,973. These payments are made directly to Newport News landlords who lease to eligible voucher holders. Our program will assist an average of 3,157 families per month at an average HAP payment of \$838 per unit per month, an increase of \$23 from the average monthly payment budgeted in the current year. In calendar year 2024, we were able to assist the same number of families.

We have not yet been notified of our Budget Authority for the year 2025; we estimate we will receive funding at a 99.5 and 100 percent proration depending upon the program.

Our budget includes 54 vouchers to Veterans under the Veterans Affairs Supportive Housing (VASH) program, 141 Mainstream Vouchers, and 32 Emergency Housing Vouchers to assist low-income households that include persons with disabilities. The budget also includes funding for the 247 CNI Tenant Protection Vouchers, 88 Marshall Tenant Protection Vouchers and 88 vouchers for the Warwick Single Room Occupancy (SRO) program, which assists formerly homeless individuals.

As you will note, while maintaining our program to serve the 3,157 families authorized by HUD, we will need to access \$1,282,411 of our Housing Assistance Payment reserves which are currently being held by HUD. During this past year, HUD-held reserves have increased due to increased funding and a slight decrease in leasing. Our leasing rate has not been optimal primarily due to problems with fully staffing our agency. We are encouraged by HUD to use these reserves to maximize leasing to families. HUD provides an online forecasting tool that we use to assist us with planning and managing our program under various funding models. We run scenarios monthly, based on current

leasing levels and project funding to determine voucher issuance levels. When HUD sees that our expenses to serve all families authorized is exceeding HUD funding, an increase may be authorized.

In addition to the HAP, the Authority receives \$2,842,304 in administrative fees to operate and manage the voucher program. We anticipate Congress will fund at least 91% of the fee that Public Housing Authorities are eligible to receive for the 2025 year. Since our leasing is not at 100%, we have reduced our administrative fee revenue to 92% of the eligible fee to be more in line with actual leasing activity.

We estimate we will receive \$168,047 to administer the Family Self Sufficiency Homeownership programs through December 31, 2025. This program is funded on a calendar year basis and we will be advised soon regarding 2025 funding.

In addition to fees, we receive revenue from interest and rent which brings our total Administrative Revenue to \$3,040,751 for the 2025 calendar year. We are able to avoid the use of administrative reserves this year to balance the administrative budget even with the 91% proration of fees.

Expenses to administer the program are projected to be \$2,580,328 providing for an operating cash flow of \$460,424.

This budget allows for addressing the remaining salary adjustment increases due to compression issues based on years of service recommended by the Compensation Study. The budget also allows for a general two percent cost-of-living increase to all employees.

I recommend the salary increases from the Compensation Study be effective January 1, 2025, and the cost-of-living increase be given at the start of the first pay period in July 2025.

If you have any questions prior to the meeting, please do not hesitate to call me at 928-2663 or Lisa Dessoify, Director of Finance 928-2634.

The attached resolution is recommended for your approval.

**RESOLUTION OF THE NEWPORT NEWS
REDEVELOPMENT AND HOUSING AUTHORITY
APPROVING THE OPERATING BUDGET
FOR THE SECTION 8 HOUSING CHOICE VOUCHER,
MAINSTREAM VOUCHER AND EMERGENCY HOUSING VOUCHER PROGRAM**

WHEREAS, the Operating Budget for the Calendar Year January 1, 2025 through December 31, 2025 for Section 8 Housing Choice Voucher, Mainstream Voucher and Emergency Housing Voucher Program has been reviewed by the Commissioners of the Newport News Redevelopment and Housing Authority; and

- (a) The proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low-income families in the Housing Choice Voucher, Mainstream Voucher, and Emergency Housing Voucher Programs; and
- (b) The financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures; and.
- (c) All proposed changes and expenditures will be consistent with provisions of law and the Annual Contributions Contract.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners hereby approves the Operating Budget for the Year January 1, 2025 through December 31, 2025 for the Section 8 Housing Choice Voucher, Mainstream Voucher and Emergency Housing Voucher Programs.

Operating Budget for Housing Choice Voucher Program

January 1, 2025 - December 31, 2025

BUDGET AUTHORITY - HOUSING ASSISTANCE PAYMENT:

Housing Assistance Payment Subsidy (Revenue)		
Housing Choice Voucher	\$ 28,885,626	99.5% proration factor
Mainstream Voucher	1,202,431	100% proration factor
Emergency Housing Voucher	369,505	100% proration factor
Total Revenue	\$ 30,457,562	
Housing Assistance Payments to Landlords (Expense)	31,739,973	(37884 units * \$837.82 PUM)
Budgeted Use of HUD Held Reserves	\$ (1,282,411)	

OPERATING

Section 8 Administrative Fees (91.1% of Eligibility Fee of \$3,382,948)@92%	\$ 2,842,304	
HCV FSS Program	168,047	
Port-In Administrative Fee	5,000	
Parking Lot Revenue	8,400	
Interest Income	17,000	
Total Revenue	\$ 3,040,751	
Administrative Salaries	\$ 933,802	
Administrative Benefits	356,279	
FSS Program Salaries & Benefits	205,848	
Management Fee (COCC)	679,639	
Advertising	7,100	
Legal	10,300	
Staff Training	19,000	
Terminal Leave	7,470	
Port-Out Administrative Fee	5,000	
Audit Costs	63,525	
Office Expense (Rent, Supplies, Contracts, etc)	234,300	
Total Administrative	\$ 2,522,263	
Utilities	17,749	
Maintenance	14,696	
Insurance	24,220	
Other	1,400	
Total General Expenses	\$ 58,065	
Total Operating Expenses	\$ 2,580,328	
Net Cash Flow	\$ 460,424	



REPORT TO THE BOARD

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

November 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	1067
Approved/Eligible	70
Pending	989
Housing Choice Voucher	8602
Approved/Eligible	40
Pending	8562

The pending application numbers for the Public Housing Program (989) and the Housing Choice Voucher Program (8562) 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	15
Housing Choice Voucher	21
Mod-Rehab (SRO)	8
Total	44
Occupancy Statistics:	
Public Housing Program	94%
Housing Choice Voucher Program	91%
Mod-Rehab Program (Warwick SRO)	99%
Mod-Rehab (Warwick SRO)	87
Avg. # Leasing Days (PH)	29
Avg. Rent for Move-Ins (PH)	\$302
New Mod-Rehab (SRO) participants	\$150
Total Public Housing	799
Housing Choice Vouchers	2,936
Lease Rate – October 2024	91%

Average Family Rent Contribution for Move-ins Last Month:	
Public Housing	\$302
Housing Choice Voucher	\$367
Warwick SRO	\$150
Cumulative Percentage of Section 8 Budget Authority Utilized October 2024	89.0%

HOMEOWNERSHIP PROGRAM

Since the Inception of 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 October 2024**

Property	Occupancy Rate	Approved/Eligible	Pending	Total
Orcutt Townhomes III	90%	0	0	0
Cypress Terrace	90%	0	0	0
Oyster Point/Brighton	94%	0	0	0
Great Oak	93%	208	234	442
Lofts on Jefferson	86%	0	0	0
Jefferson Brookville	94%	2	22	24
Lassiter Courts	100%	5	128	133
Spratley	92%	1	0	0

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 October 2024.

Participants	Public Housing	Housing Choice Voucher	TOTAL
Total number in FSS Program	41	86	127
Employed	15	62	77
Currently not working	20	17	37
Attending Thomas Nelson Comm. College	0	1	1
Attending Christopher Newport Univ.	0	0	0
Enrolled in NNRHA Computer Training/GED	0	0	0
Enrolled in other Training Programs	4	3	7
Employed and going to school	2	3	5
Total Number of participants with escrow accounts	10	60	70

FINANCE

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
Housing Choice Voucher Funding														\$ 28,885,626	
Mainstream Voucher Program Funding														\$ 1,202,431	Final - 100%
Emergency Housing Voucher Program Funding														\$ 369,505	Final - 100%
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	Final 99.5% proration		
January	HCV	2624	90.0%	\$ 2,213,885.00	\$ 843.71	\$ (84,986.00)	96.3%	\$ 2,298,871.00	\$ 195.50	\$ 195.50	\$ 58,016.00	1,151,471.00			
	MS	132	93.6%	\$ 101,611.00	\$ 769.78	\$ (1,683.00)	98.4%	\$ 103,294.00	-	-	143,197.50	1,122,761.00			
	EHV	31	96.9%	\$ 30,733.00	\$ 991.39	\$ (1,289.00)	96.0%	\$ 32,022.00	-	-	(112,282.00)	27,824.50			
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			(115,229.00)	20,103.50			
	EHV	31	96.9%	\$ 30,847.00	\$ 995.06	\$ (1,174.00)	96.3%	\$ 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	\$ -	\$ -	\$ 183,090.50	1,241,013.00			
	MS	133	94.3%	\$ 99,766.00	\$ 750.12	\$ (4,136.00)	96.0%	\$ 103,902.00			(111,093.00)	11,774.50			
	EHV	31	96.9%	\$ 30,914.00	\$ 997.23	\$ 5,820.00	123.2%	\$ 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			(107,517.00)	3,446.50			
	EHV	31	96.9%	\$ 33,156.00	\$ 1,069.55	\$ 8,062.00	132.1%	\$ 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			(111,822.00)	100,537.92			
	EHV	31	96.9%	\$ 31,366.00	\$ 1,011.81	\$ 2,458.00	108.5%	\$ 28,908.00			(8,354.00)				
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			(113,111.00)	748.50			
	EHV	31	96.9%	\$ 31,152.00	\$ 1,004.90	\$ 2,244.00	107.8%	\$ 28,908.00			(10,598.00)				
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	2,298,040.33			
	MS	134	95.0%	\$ 100,807.00	\$ 752.29	\$ (3,222.00)	96.9%	\$ 104,029.00			(109,889.00)	(151.50)			
	EHV	31	96.9%	\$ 31,152.00	\$ 1,004.90	\$ 2,176.00	107.5%	\$ 28,976.00			(12,774.00)	104,238.08			
August	HCV	2630	88.1%	\$ 2,184,738.00	\$ 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	\$ (5,965.00)	94.3%	\$ 104,029.00			(103,934.00)	(1,051.50)			
	EHV	31	96.9%	\$ 28,330.00	\$ 913.87	\$ (646.00)	97.8%	\$ 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			(95,186.00)	(6,149.50)			
	EHV	31	96.9%	\$ 28,232.00	\$ 910.71	\$ 1,836.00	107.0%	\$ 26,396.00			(13,964.00)	110,450.25			
October	HCV	2624	87.9%	\$ 2,051,870.00	\$ 781.96	\$ (253,901.00)	89.0%	\$ 2,305,771.00	\$ -	\$ -	\$ 690,116.50	2,710,302.00			
	MS	133	94.3%	\$ 98,108.00	\$ 737.65	\$ (10,119.00)	90.7%	\$ 108,227.00			(85,077.00)	(11,247.50)			
	EHV	31	96.9%	\$ 26,911.00	\$ 868.10	\$ 515.00	102.0%	\$ 26,396.00			(14,479.00)	114,846.33			
														\$ 23,867,890.00	\$ 1,530.50

COMMUNITY RESOURCES

DOMESTIC VIOLENCE AWARENESS

The Community Resource Department, in partnership with the Newport News Police Department, hosted a series of Domestic Violence Awareness events across three public housing neighborhoods in Newport News. This initiative aimed to educate residents on recognizing the signs of domestic violence and inform them about available resources for support and intervention.

The events were held at Aqueduct Apartments on October 21, Marshall Courts on October 28, and Pinecroft Apartments on October 30, drawing a total of 27 residents across all locations. Each session provided residents with practical information on understanding and identifying domestic violence, as well as guidance on accessing local resources for those affected by abuse. Through this collaboration with the Newport News Police Department, residents gained valuable insights into both preventative measures and reporting options, fostering a safer and more informed community environment.



Flu and COVID-19 Vaccination Clinics at Senior Communities

The Community Resources Department was pleased to partner again with Cindy Williams, Chief Pharmacy Office for Riverside Health Systems, to offer 2023-2024 flu and Pfizer COVID-19 vaccines to the senior communities. Riverside nurses, pharmacists, and physicians were present to administer vaccines. Peninsula Agency on Aging was present to offer snacks and complete brief surveys with residents receiving vaccines. They administered 115 vaccines to 84 residents.



COMMUNITY DEVELOPMENT

Community Development Block Grant (CDBG)

Preparations for the next Annual Action plan are underway. NNRHA is preparing for the submission of the next Five-year Consolidated Plan. The next Plan will cover initiatives related to program years 2025/2026 through 2029/2030.

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 has expended 44% of its 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 October 2024	
	Residential Repair Program
Projects Completed	2
Projects in Underwriting	9
Projects Pending Approval	0
Projects Ongoing	3
Projects Ineligible	0
Total	14

New Housing Rehabilitation Applications for October 1, 2024-October 30, 2024	Total New Housing Rehabilitation Applications Received for July 1, 2024 - June 30, 2025
4	14

CAPITAL ACTIVITY

Marshall Courts – Phase VII Demolition of 88 Units

The pre-bid meeting for demolishing 88 units of Marshall Courts was held on Thursday, October 11, 2024, at 9 am. The solicitation for the Marshall Courts demolition project was due on November 1, 2024, by the close of business. Proposals will be evaluated and a contractor will be selected.

Orcutt Townhomes I

Orcutt Townhomes I RAD project is 97% complete. Final site work began on September 30, 2024, and is nearing completion. Three accessible lifts remain to be replaced, this will not hold up unit turnover.

Southeastern Family Project (2351 Terminal Ave.)

The renovation project for the Southeastern Family Project building began on October 7th, 2024. Demolition is in progress. The estimated project time frame is 6 months.

Future Capital Projects

Marshall Courts exterior renovations are awaiting a final contract review and will be completed in phases beginning later this year.

Ashe Manor Apartments kitchen renovations are anticipated to be put out for bid on November 1, 2024.

Final cost estimates for paving the Aqueduct Apartments parking lots are being reviewed and the project is anticipated to begin later this month.

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 87 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	87
Inspected	69
Codes Review	67
Contract Pending	1
Contracted	2
Completed	52
Ineligible	29

CHOICE NEIGHBORHOOD INITIATIVE (CNI)

Lift and Rise on Jefferson

Lift and Rise on Jefferson, consisting of the 2700 and 2800 buildings, maintains an occupancy rate of 96%. Currently available for rent are one affordable unit, one market-rate unit, and two project-based voucher (PBV) replacement units.

Legacy Landing

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

CNI III-R - Construction is complete

The construction of CNI III-R is complete, and we are currently awaiting approval for the issuance of Temporary Certificates of Occupancy (TCOs) from the City of Newport News. The city has been incredibly helpful throughout the process, providing guidance as we work together toward a successful outcome.

Meanwhile, the Pennrose Property Management Team is based in the Lift and Rise community room to assist with applications and collect submissions. Tours for interested applicants will be held in groups of five every Monday at 2:00 PM.

As of November 2024, the Legacy Landing Lease Up Report indicates there have been 300 applications from the general public and 43 from former Ridley residents. Among the returning Ridley residents, 9 applications have been approved for future move-in. Additionally, 12 applications are awaiting processing, while 3 have been canceled or denied for reasons such as exceeding income limits or withdrawal.

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	300		300
Applications from Former Ridley Residents	43		43
Total Applications in Process:	35		35
Returning Ridley Residents			
Applications Approved for Move-in:	9		9
Moved- in	0		0
Applications In-process	19		19
Awaiting processing	12		12
Application Cancelled or Denied	3		3

CNI IV-R - Construction is approximately 91% completed

CNI IV-R construction is approximately 91% complete, with a projected finish date of January 2025.

Site work/construction updates:

- Final inspections are in progress for Townhouse Buildings E, F, G, H, and J:
- All townhomes have power and meters set; water meters are pending installation.
- Trim and finishes are ongoing in Buildings K, L, M, N, and P.
- Sheetrock installation is underway in Building D.

Infrastructure is approximately 95% construction completed.

Wellness Trail 57% construction completed.

Phase V -Downtown Phase 28th Street and Washington Avenue

Phase V is currently in the design and development stage, where the Project Management Team is actively discussing and refining the overall project schedule and budget.

Community Engagement:

On October 26, 2024, the Newport News Redevelopment and Housing Authority (NNRHA) participated in the inaugural "Breakthroughs in Housing: Igniting Communities" housing conference, organized by the City of Newport News. The event focused on promoting innovative housing solutions and community development. NNRHA representatives were part of the planning team for several months and contributed significantly to the event's success.

During the conference, NNRHA set up a booth in the exhibit hall to showcase its programs supporting affordable housing initiatives. Additionally, representatives participated in a panel discussion, addressing key topics and sharing insights about the various programs and services NNRHA offers to attendees.

On October 29, 2024, Urban Strategies Inc. collaborated with the Newport News Redevelopment and Housing Authority (NNRHA), the City of Newport News, and the Pennrose Management team to host the third "Right to Return Event." Held in person at the Brooks Crossing Innovation Center, the event aimed to engage former Ridley residents by providing updates on the new Legacy Landing development. Approximately twenty attendees had the opportunity to discuss the lease-up process and gain a better understanding of the roles each partner plays in the redevelopment efforts.

On November 7, 2024, the Pennrose Leasing team hosted a public application event at Brooks Crossing Innovation Center from 9:00 a.m. to 4:00 p.m. Nearly 300 people signed up for the event. Each participant was assigned a time slot to meet with the leasing team, discuss the application process, and submit new

applications. Representatives from NNRHA, the City of Newport News, and Councilman Eley were present to answer questions and share information on available resources.

Urban Strategies, Inc.

Based on the October 2024 USI monthly report for Marshall-Ridley, USI Inc. assessed 207 families and continues to offer supportive services.

A former Ridley resident was celebrated this October for her resilience and commitment to achieving her goals. With the support of USI's Family Support Services (FSS) in 2023, she moved into a new apartment at Lift and Rise and quickly secured a job as a cashier nearby. When that job ended, USI FSS helped her take the opportunity to expand her skills through the *Navigating Wealth Building* program at the Brooks Crossing Innovation and Opportunity Center, which she completed in August 2024.

With her new training, she secured a full-time cashier position at Piggly Wiggly, conveniently located within walking distance of her home. Continuing to build on her success, she will begin a certified nursing assistant (CNA) program in January 2025, allowing her to earn an income while preparing for a new career. Her story is a testament to her dedication and the support of USI FSS in helping residents reach their potential.

ITEM NO. 7

Closed Session

MR. HOLLOMAN READ:

I move the Board enter into a Closed Session for the purposes of:

Discussion of personnel matters consistent with Virginia Code 2.2-3711 (A)
(1)

MR HOLLOMAN READ

I make a motion to certify that:

1. 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.
2. I request approval of the resolution certifying adherence to the Virginia Freedom of Information Act.

ITEM NO. 8

**RESOLUTION OF THE NEWPORT NEWS REDEVELOPMENT AND HOUSING
AUTHORITY CERTIFYING TO A CLOSED MEETING IN CONFORMITY WITH
VIRGINIA LAW**

WHEREAS, the Newport News Redevelopment and Housing Authority Board of Commissioners convened a closed meeting on June 18, 2024 pursuant to an affirmative recorded vote in accordance with the provisions of The Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3711 Code of Virginia requires a certification by this Authority that such closed meeting was conducted in conformity with Virginia law:

NOW, THEREFORE, BE IT RESOLVED that the Newport News Redevelopment and Housing Authority Board of Commissioners certifies that, to the best of each member's knowledge:

1. Only public business matters lawfully exempted from open meeting requirements by Virginia Law were discussed in the closed meeting to which this certification resolution applies; and
2. Only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Board of Commissioners of the Newport News Redevelopment and Housing Authority.

<u>AYES</u>	<u>VOTE</u>	<u>NAYS</u>
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Any departure from the requirements of said Act are hereby described:

* * * *

ITEM NO. 9
Other Business