

To Newport News Citizens and Everyone Interested in Affordable Housing:

This year the Newport News Redevelopment and Housing Authority has celebrated its 75th year serving the housing and community development needs of Newport News. This has been possible because of the dedicated staff and citizen Board volunteers who have served since 1939. While the following report touches on a few of our accomplishments, we are proud of all the programs we have administered, the number of families assisted, the young people who have been able to improve their lives through our scholarship program and the downtown and Southeast Community improvements we have accomplished and made possible.

**Karen R. Wilds
Executive Director**

CELEBRATING 75 YEARS CHANGING NEIGHBORHOODS AND THE FACE OF PUBLIC HOUSING 1938-2014

The Newport News Redevelopment and Housing Authority was established in 1939 as a political subdivision of the State of Virginia and was the third public housing agency created in the state. Over the past 75 years the mission of the NNRHA has been to create affordable housing, viable neighborhoods and opportunities for self-sufficiency that enhance the quality of life for all citizens of Newport News. The NNRHA's seven member Board of Commissioners is responsible for overseeing the activities of the Authority. Current Commissioners are: N. Douglas Burgoyne, Chairman; George B. Knight, Vice-Chairman; Bea Berry; Mark Hager, Lou Call; Josephine Clark and Gary B. Hunter. The NNRHA is led by Executive Director Karen Wilds and has a total staff of 135.

Rental Housing - Public Housing Communities

For 75 years, NNRHA has been the major force for providing housing for lower income citizens on the Peninsula. Over the last 20 years, the NNRHA has worked to change the face of affordable housing in Newport News.

The NNRHA owns and operates 11 public housing communities in Newport News and administers the Housing Choice Voucher (Section 8) Program providing homes for over 3,987 households, but that is just a part of the Authority's mission.



Lassiter Courts

In 1996 Lassiter Courts Townhomes were built to replace the deteriorated public housing property previously on the site built in the 1940s. The new design for public housing in Newport News was intended to help eliminate the stigma of large public housing communities and de-concentrate assisted housing.

Spratley House

In 1998 Spratley House, an apartment complex serving senior citizens, was developed. It was the first new building in many years to help revitalize a blighted neighborhood. With assistance from the City of Newport News to assemble the land and upgrade the building façade to red brick, it is an attractive viable asset which is home to 50 Newport News senior citizens.



Services to Residents

An important part of the Authority's mission is the provision of programs for residents to help them become self-sufficient. Through participation in the Authority's Family Self Sufficiency program, 155 former residents have become homeowners. NNRHA also provides a number of programs to encourage residents to further their education and provides employment opportunities through the Family Investment Center.

Redevelopment of Orcutt Village

The Authority met the challenge of financing affordable housing after the federal government curtailed its development program for public housing across the nation. A mixed finance approach was employed to build Ashe Manor, a property for seniors in 2004, and the Orcutt Townhomes family property in 2006 and 2011.



Ashe Manor



Orcutt Townhomes



Orcutt Townhomes III

Ashe Manor has won design awards and the Townhomes have been recognized for energy efficiency construction methods. Ashe Manor was the first non-HOPE VI mixed finance development in the State of Virginia.

Great Oak Apartments

The NNRHA was given the opportunity to buy and renovate Great Oak Apartments in 2005. This 142 unit complex adjacent to City Center serves elderly and disabled citizens in a relaxed wooded environment. This development was also recognized by Earthcraft and was a stop on Governor Tim Kaine's Cabinet Community Day tour.



Great Oak Apartments

New Rental Housing Development (Lofts on Jefferson and Jefferson Brookville)

The investment made in removing deteriorating buildings along lower Jefferson Avenue has begun to pay off with the recent new developments and adaptive reuse of 1920's commercial buildings. The Roam Building, now the Lofts on Jefferson, was converted to 14 one bedroom non-subsidized work-force housing apartments and opened in the Spring of 2014.

Lofts on Jefferson



Jefferson Brookville

In September 2014, the Jefferson Brookville development opened to house 50 families along lower Jefferson Avenue and on 28th Street. The adaptive re-uses of an old hardware store and a late 19th century school building are incorporated in the project. A partnership with Landmark Development and Low Income Housing Tax Credits enabled the NNRHA to grow new and viable housing along lower Jefferson Avenue.



Washington School



Lower Jefferson Avenue

Single Family Home Development

In 1993, NNRHA implemented the HOME Builder program which uses federal HOME funds to assist with the revitalization of the Southeast. Over the last 21 years, the NNRHA has built 129 homes in this new neighborhood known as Madison Heights which is defined as the area between 25th and 28th Streets and Jefferson and Orcutt Avenues. The elimination of blighted properties and the introduction of attractive new housing has produced a vibrant neighborhood that attracts new residents, many purchasing a home for the first time.

Before



After



After (newest design)



NNUDAG – Business development and jobs.

Since 1983, the NNRHA has administered the Newport News Urban Development Action Grant loan program (NNUDAG). This program assists new businesses and the expansion of existing businesses in the City with loans tailored to their specific needs. The goals of the program are to promote and assist in the growth and development of small businesses by providing financial assistance for projects involving new capital investment and job creation or retention for lower income residents. Currently, eleven Newport News businesses have loans totaling over \$2,000,000.

Site Assembly

In 1964, NNRHA began urban renewal activities to eliminate blighted conditions in downtown Newport News. Some of the properties purchased between 1964 and 1973 were demolished to provide land for the construction of the City Hall on Washington Avenue and the Super Block which is the area between Washington and West Avenues and 26th to 28th Streets. Other site assembly projects undertaken with the City of Newport News include land for the Hampton Roads Transit Transfer site; the Apprentice School expansion in downtown which includes residential and commercial uses; and the site for Brooks Crossing, a planned mix use site in the southeast community. In 2014, a planning charrette was held to explore options and ideas for the use of the Superblock and its value in spurring new downtown revitalization.