





HOUSING PLAN

WE ENVISION A VIBRANT, MIXED-INCOME NEIGHBORHOOD WITH CHILDREN PLAYING OUTSIDE AND FRIENDS VISITING WITH ONE ANOTHER ON THEIR FRONT PORCHES. AN INVITING PLACE WHERE AFFORDABLE AND ACCESSIBLE HOUSING IS INDISTINGUISHABLE AND PEOPLE FROM VARIED BACKGROUNDS AND AT DIFFERENT STAGES OF LIFE FEEL COMFORTABLE. AN INTERGENERATIONAL COMMUNITY THAT IS WELCOMING, WALKABLE, AND SAFE.

GOALS

1. PROVIDE DIVERSE HOUSING TYPES FOR A DIVERSE COMMUNITY
2. INTEGRATE VARIOUS HOUSING TYPES IN AN INDISTINGUISHABLE MANNER
3. PROVIDE AFFORDABLE HOUSING IN AN EQUITABLE WAY
4. INCREASE HOMEOWNERSHIP RATE IN NEIGHBORHOOD
5. FOSTER COMMUNITY



INTRODUCTION

The Marshall-Ridley Choice Neighborhood Housing Plan was developed based on physical and community needs, and is seamlessly integrated into the People and Neighborhood Plans. It leverages recent investments by principal team members, and is set up to be actionable in the short term. Altogether, the Housing Implementation Team will develop or voucher 520 units of housing with the singular objective of transforming the MRCN within one generation.

The focus of the Housing Plan is the complete redevelopment of Ridley Place—a 65-year old public housing development in the heart of the neighborhood that is obsolete as housing for families today. The 256 housing units in 38 buildings on approximately 18 acres are prohibitively expensive to maintain and no longer meet the housing needs of its residents. There is no safe place for children to play; none of the units meet current handicap accessible requirements despite the fact that one third of the residents live with one or more disabled family members; and the design of Ridley Place is conducive to crime as residents have no ability to keep an eye on large swaths of common space. An engineering report found that the cost to rehabilitate a unit at Ridley Place is almost equal to 92 percent of the cost to build a new modern unit. Most importantly, the Ridley Place community, as well as

residents of the surrounding neighborhood, agree that demolishing and redeveloping Ridley Place is critical to the transformation of the neighborhood.

NNRHA considered the HUD Rental Assistance Demonstration (RAD) Program for Ridley Place, but RAD rents alone do not offset the significant rehabilitation costs. Rebuilding Ridley Place in its entirety elsewhere was also considered; however, the only two sites within MRCN large enough to accommodate the development are not appropriate. The former Dickerson Courts and Harbor Homes site (west of Ridley Place along Jefferson Avenue) was determined not appropriate due to (a) its proximity to the coal terminal, and (b) its highest and best use as a site for economic development. The former Chase Bag property, which was recently acquired by the EDA, was determined not appropriate due to its unknown level of contamination and long road to complete remediation.

The Housing Plan was developed in concert with the People and Neighborhood Plans of the Transformation Plan. The physical investments of new housing, building space, and site improvements provide settings for People and Neighborhood investments to support Ridley Place and neighborhood residents.

HOUSING NEEDS OF RIDLEY RESIDENTS FROM NEEDS ASSESSMENT

MRCN RIDLEY PLACE

IF THEY COULD LIVE ANYWHERE IN NEWPORT NEWS, WHERE WOULD RIDLEY PLACE RESIDENTS LIKE TO LIVE?



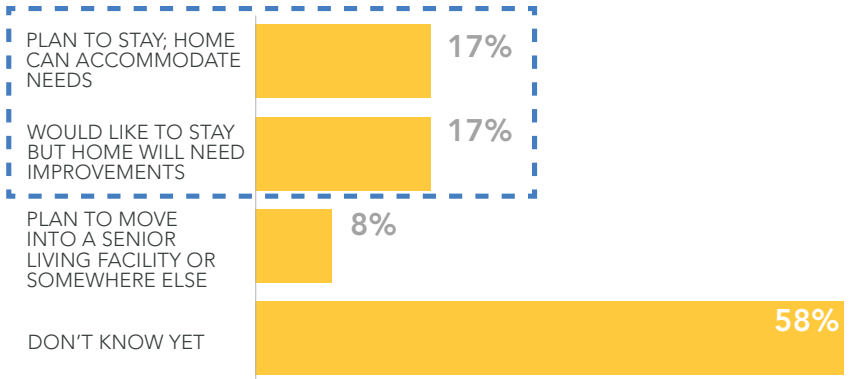
15% DENBIGH AREA
7% UPTOWN
6% DOWNTOWN
4% MIDTOWN



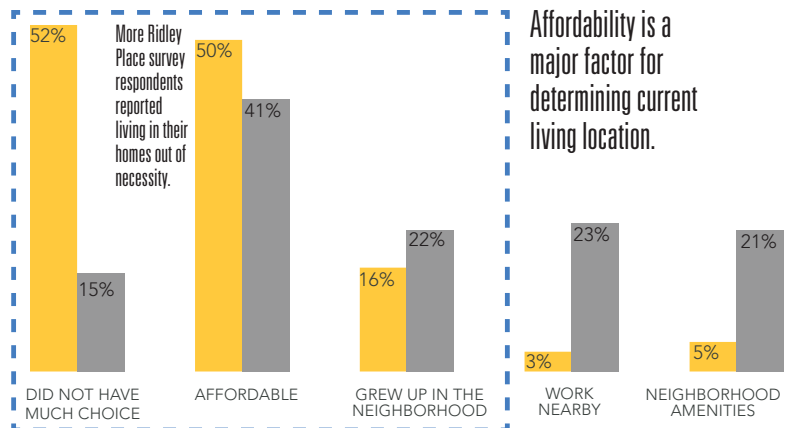
21% OF RIDLEY PLACE SURVEY RESPONDENTS LIVE WITH SOMEONE AGED 55+



32% OF RIDLEY PLACE SURVEY RESPONDENTS LIVE WITH SOMEONE WITH A DISABILITY



WHERE WOULD RIDLEY PLACE RESIDENTS LIKE TO LIVE WHEN THEY GET OLDER?



MOST COMMON REASONS FOR LIVING IN CURRENT HOME

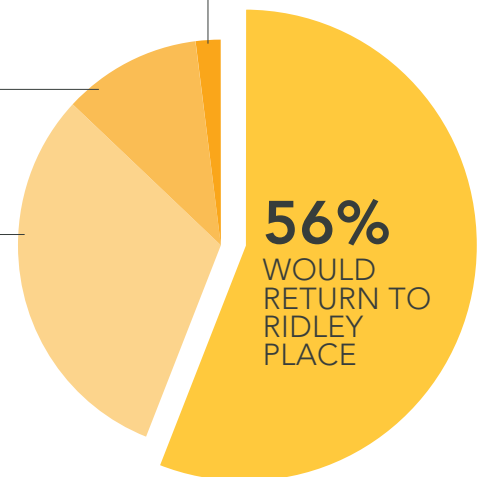
- The Housing Plan includes five mixed-use buildings with approximately 40,000 SF of ground-floor non-residential space. This space will be programmed based on community needs—Headstart / Early Headstart facilities, retail, computer lab, fitness center, and satellite health clinic space.
- A redeveloped Ridley Place will include 1.5 acres of park/plaza space, 0.5 acres of garden space, 0.5 acres of multi-purpose trail and 3,855 linear feet of new streets—based on community input and in support of a healthier community.
- A redeveloped Ridley Place will be integrated into the City's plans for Complete Streets along 16th Street and Ivy Avenue, and aligned with a renewed Bates Drive that connects to King-Lincoln Park and the James River beach and waterfront.
- All new houses (many with porches) face streets and have street addresses, allowing residents to take ownership of new and existing streets.

2% WOULD MOVE ELSEWHERE IN THE NEIGHBORHOOD

11% WOULD MOVE OUT OF THE NEIGHBORHOOD

31% NOT SURE

WOULD RESIDENTS OF RIDLEY PLACE LIKE TO RETURN TO A REDEVELOPED SITE?



have been tested to be successful in the neighborhood. MRCN homeownership units are based on NNRHA homeownership units in Madison Heights. MRCN senior apartment units are based on Spratley House. MRCN mixed-use buildings on Jefferson Avenue are based on NNRHA's recent residential developments nearby and the MRCN Downtown development is based on the Apprentice School apartments.

The MRCN Housing Plan builds on two decades of planning and implementation work by the City and NNRHA. Every phase is designed and sized to be aligned with federal, state, city, and private funding. All but one of the proposed unit types

KEY FINDINGS DRIVING HOUSING GOALS

RIDLEY PLACE PHYSICAL NEEDS ASSESSMENT

Ridley Place demonstrates significant deficiencies in elements such as roofs, mechanical, electrical and heating systems. All of these systems are outdated and require complete replacement. Additionally, on the public housing site, erosion and grading issues affecting drainage are susceptible to water intrusion and eventually structural failure. This condition is already evident at rear porch slabs. Failing pavements are noted throughout. Sidewalks are insufficient in width adjacent to parking areas and various locations noted heaving or cracked sidewalks that constitute tripping hazards. Many dumpster pads are severely damaged and/or lack sufficient apron space, which is contributing to pavement failure.

Ridley Place demonstrates fundamental design deficiencies that require substantial rehabilitation or reconstruction to fully address. The unordered arrangement of the buildings on the site is inefficient and results in a low-density ratio. The space between buildings creates an excessive “no-man’s land.” By the same token, the space between buildings is too small to effectively repurpose the space for additional site amenities such as parking. Additionally, Ridley Place sits on a public housing “superblock” without correlation to the block grid of the SEC. All apartment units are undersized compared to HUD standards.

One-bedroom units are on average 570 SF compared to the HUD-recommended standard of 700 SF; two-bedroom units are 798 SF compared to 900 SF; three-bedroom units are 1,017 SF compared to 1,200 SF; and four-bedroom units are 1,217 SF compared to 1,500 SF. Large expanses of space between buildings (in many instances, enveloped by backs of buildings) create dangerous indefensible spaces. This is exacerbated by a lack of consistency in siting fronts and backs of buildings. An insufficient number of bathrooms are provided for all units except one-bedrooms. There is a lack of proper ventilation in bathrooms. No accessible units are provided in the development, and therefore no attention has been paid to accessible routes.

HOUSING NEEDS OF RIDLEY PLACE RESIDENTS

21% of Ridley Place survey respondents live with **someone aged 55+**

32% of Ridley Place survey respondents live with someone **with a disability**

Affordability is the number one reason Ridley Place households choose to live on site/**56%** of Ridley households desire to **return on-site** post redevelopment (tenant-based vouchers were not provided as an option)

Downtown Newport News is a location (outside of CNI neighborhood) **desired** by Ridley Place households

Ridley Place households desire to live in all parts of Newport News, including **Denbigh, Uptown and Midtown**

Majority of Ridley Place households are **single mothers with young children**

Ridley Place residents expressed desire for **modern accessible homes** with curbside trash pick-up, washer/dryer hook-ups, and screen doors

A third of neighborhood residents have deep roots in community (10+ years residence) and feel connected to the neighborhood’s **African-American culture and heritage**, as well as its **unique waterfront**

Desire among existing homeowners to **stabilize blighted parts** of neighborhood with **new homeownership units**

Neighborhood residents’ **number one concern is crime**

Long time neighborhood residents and returning residents have **tremendous amount of pride of being from the Southeast Community** and being part of its cultural and recreational heritage

ELEMENTS IN HOUSING PLAN



KEY OUTCOMES

Goals and strategies informed by community feedback guide the overall Housing Plan.

Goal 1: Provide diverse housing types for a diverse community

The Housing Plan will include housing for all people, at all ages, income levels, tenure, and backgrounds that celebrates the neighborhood's diversity.

STRATEGIES

- 1.1** Make provisions for veterans housing
- 1.2** Integrate senior housing
- 1.3** Increase availability of workforce housing
- 1.4** Develop housing to attract young professionals

Goal 2: Integrate various housing types in an indistinguishable manner

Accessible housing will be integrated seamlessly across all sites, fostering an intergenerational community where people can age in place.

STRATEGIES

- 2.1** Ensure provisions for accessible units
- 2.2** Foster intergenerational community
- 2.3** Design housing / community so that residents may age in place

Goal 3: Provide affordable housing citywide in an equitable way

Affordable housing will be distributed equitably in the neighborhood and Downtown to deconcentrate low-income housing in the neighborhood.

STRATEGIES

- 3.1** Recommend policy for more affordable housing outside SEC
- 3.2** Develop replacement housing outside neighborhood

Goal 4: Increase homeownership rate in neighborhood

The addition of new homes along visible corridors along with financial counseling and incentives for first-time homebuyers and civil servants will encourage homeownership in the neighborhood.

STRATEGIES

- 4.1** Identify key corridors for homeownership
- 4.2** Establish a program to provide homeownership incentives for civil servants
- 4.3** Offer homeownership counseling to residents of the neighborhood

Goal 5: Foster community

Design features such as front porches and the orientation of the buildings overlooking sidewalks, parks, play spaces, and gardens, will bring people of all ages together and create a sense of community.

STRATEGIES

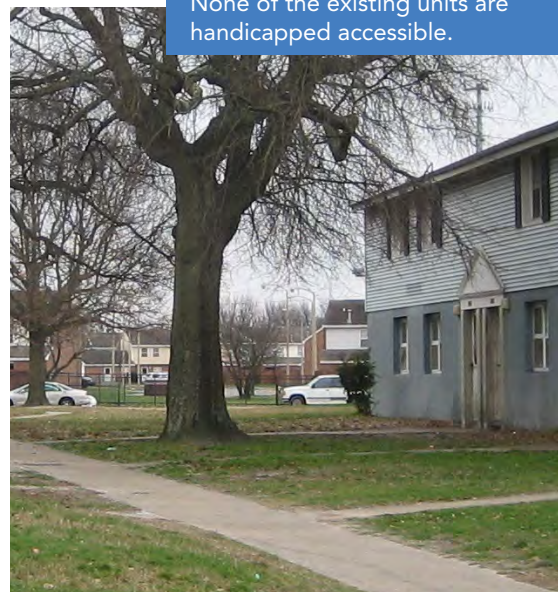
- 5.1** Increase participation among residents in the East End Neighborhood Association
- 5.2** Establish a central neighborhood gathering space or series of spaces



Ridley Place has many physical and design deficiencies that must be addressed.



The scattered and isolated buildings do not promote a safe environment with "eyes on the street."



None of the existing units are handicapped accessible.

ARCHITECTURAL AND URBAN DESIGN CHARACTER

The urban design approach to new housing in the MRCN Housing Plan is informed primarily by the urban design and architectural character of the neighborhood. New homes on the Ridley Place site are designed in traditional styles that are informed by elements of Colonial Revival and Craftsman styles. New homes along Ivy Avenue are deeply porched to reflect the predominant two-and-a-half storied porched homes in the neighborhood. On the Ridley Place site south of 16th Street, the design brings back the street grid of the SEC, including once functional alleyways to serve today's parking needs.

New mixed-use buildings along Jefferson Avenue follow principles of good urbanism that are conducive to pedestrian activity—zero front setback, ground floors with windows showcasing activity inside, multiple floors of residential above, and parking hidden behind buildings.

WHAT IS THE MARKET SUGGESTING?

Based on regional population growth forecasts and projected future housing supply and demand, the Marshall-Ridley Choice Neighborhood can support between 901 and 2,028 new rental units, and between 266 and 626 new homes for ownership over the next ten years. This represents a moderate and high growth scenario, where moderate growth assumes the neighborhood will capture future households comparable to its existing share of households, and high growth assumes a greater share of future households will locate within the neighborhood when new housing units are developed. The proposed Housing Plan will be implemented in four phases, with 259 replacement units (50%), 141 non-replacement units [Low Income Housing Tax Credits (LIHTC)], and 120 non-replacement market-rate units is well within these parameters.

During the first five years, the greatest demand will be for replacement housing [renters earning less than 30 percent of Area Median Income (AMI)], with some demand for “workforce” rental housing (30% to 60% AMI) and moderately priced homes for sale. In the following five years, assuming the

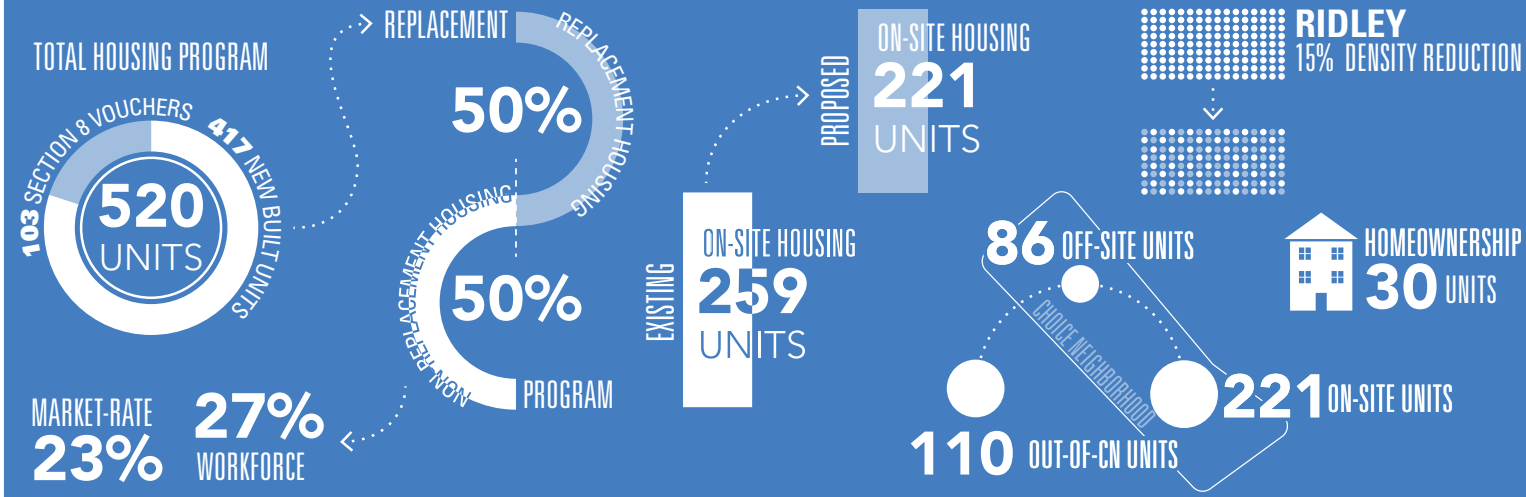
neighborhood continues to attract new jobs and investment, the neighborhood should support a higher percentage of moderate and middle income owners and renters.

Based on market comparables, the market rate for new construction rental housing within the MRCN is between \$1 and \$1.35 per square foot. This assumes new rental housing will be located close to new retail development and infrastructure investment along Jefferson Avenue; includes amenities comparable to new market-rate developments; and includes utilities. For homeownership, the market rate for new construction or substantial rehabilitation is between \$78 and \$88 per square foot.

The following trends will have an influence on the types of housing most in demand within the MRCN:

- **Buyers:** The largest segment of homebuyers are Millennials (age 35 and under) comprising 45 percent of the buyer market. In the current housing market, this demographic group is most interested in value, quality of the neighborhood, and proximity to work/convenience. They are more likely to sacrifice space in return for greater cost savings, and find urban and suburban neighborhoods appealing when they provide a sense of identity, walkability, and recreation/entertainment opportunities. Energy efficient and “wired” homes with flexible space are also priorities.
- **Renters:** Most renters earn less than \$45,000 per year, and while they prefer to live in larger complexes with many amenities, or in single-family homes, the majority live in mid-sized complexes. The two highest priorities are price and safety. Additionally, renters look for community amenities, proximity to work, and the ability to have pets.

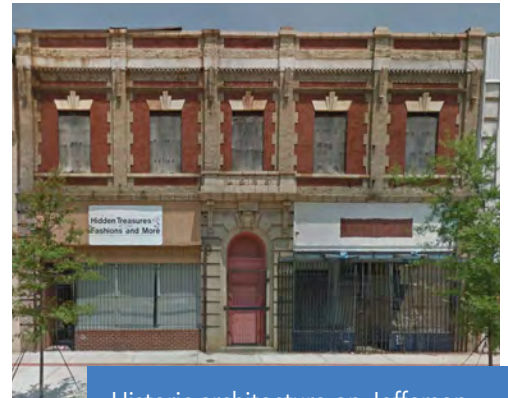
SUMMARY OF PROPOSED HOUSING PROGRAM



Many older homes in the neighborhood feature front porches and stoops.



Typical row of newer homes without front porches.



Historic architecture on Jefferson Avenue.

Overall Housing Phasing Program.





OVERALL PHASING PROGRAM

The road map to realize the vision for the MRCN will unfold over a minimum of four phases. The first three phases will be developed within the MRCN and the final phase of development will be located Downtown. The timing and strategic location of each phase responds directly to the goals that are driving the Housing Plan.

ON-SITE	
Family Rental	145
Senior Rental	50
Homeownership	26
OFF-SITE	
Rental	82
Homeownership	4
OUTSIDE MRCN	
Rental	110
Vouchers	103
Total	520

CONCEPTUAL RENDERINGS

To illustrate the proposed vision, the Planning Team developed a series of conceptual renderings, which are scattered throughout this section and the Transformation Plan. (The rendering to the left illustrates the overall housing program and phasing.) As the plan moves forward into implementation, these conceptual designs will be further developed and refined.

Waterfront Lumber Property

With the recent acquisition of the Waterfront Lumber site, the Planning Team took a first pass at exploring what that site could become. The rendering (on pages 106-107) is very preliminary and represents one of many alternatives that will eventually be considered by NNRHA (owner) and the neighborhood.



PHASE 1: UPPER JEFFERSON

The first phase of redevelopment is timed with the construction of a new 100,000-SF office building at Brooks Crossing, 80 percent of which will be occupied by Newport News Shipyard engineers and designers. This 82-unit phase is sized for Low-Income Housing Tax Credit (LIHTC) funding to develop workforce housing and is strategically located to be easily accessible to Downtown. There are seven total buildings in this phase, including two 36-unit mixed-use, multifamily buildings that are also income-mixed, and 10 duplexes. The community is starting with this off-site phase because (a) it is shovel-ready, and (b) it serves as a potential early Replacement Housing resource for Ridley Place households. Additionally, an independent market study supports

this type of housing in the proposed income mix on sites in this area of the neighborhood.

In order to move forward as quickly as possible, Phase 1 includes non-competitive 4 percent LIHTC leveraged with Tax Exempt bonds issued by NNRHA, plus capital program funds, HOME funds, and other sources. The 28 replacement units (34%) would be supported by a project-based Section 8 subsidy via a HAP contract and would also be LIHTC units. Phase 1 will also include 27 affordable LIHTC-only units (33%). Given its location, the 27 market-rate units (33%) in Phase 1 would command higher rents, averaging \$950 for a one-bedroom unit.





UNIT TYPE	TOTAL UNITS
Row	0
Detached/Semi-Detached	10
Walkup	0
Elevator	72
Total	82

Upper Jefferson Site Plan.







PHASE 2: RIDLEY SOUTH

To set the tone for neighborhood transformation, the Housing Task Force directed the Housing Implementation Entity to begin development on-site on the most distressed portion of the Ridley Place site—the area south of 16th Street. This 86-unit second phase is designed as a community of single-family homes, two-family homes and townhouse buildings, in keeping with the vernacular of the SEC. Altogether there are 44 buildings. All units will be absorbed within the proposed timeframe according to an independent market study. The 60 rental units

in Phase 2 will be 100 percent affordable and financed with 9 percent LIHTC, with a private first mortgage loan. Infrastructure and site improvements will be funded by leveraged City and CDBG infrastructure funds. Phase 2 will include 39 replacement rental units (45%) supported by a project-based Section 8 subsidy, and 21 affordable LIHTC-only units (25%). Phase 2 is planned to include 26 concurrently-developed affordable homeownership units (30%).



PHASE 3: RIDLEY NORTH

The third phase completes the vision for Ridley Place, and takes advantage of the success of attracting higher-income residents to Jefferson Avenue during the second phase. This 135-unit phase is designed as a community of two-family homes, townhouse buildings, and multifamily buildings—one of which is slated as a senior building with an early childhood education space on the ground floor. This is a direct result of the community's desire to be truly intergenerational. There are 13 buildings in Phase 3. All units will be absorbed within the proposed timeframe according to an independent





market study. Phase 3 will be rental-only, with a total of 135 units, and will be financed with non-competitive 4 percent LIHTC and Tax-Exempt NNRHA bonds, and with City and CDBG funds to complete infrastructure on the Ridley site. This phase will include 49 replacement rental units (36%) supported by project-based Section 8 subsidy, 72 affordable LIHTC-only units (53%), and 14 market-rate rental units (8%). Rents for the market-rate units at the Ridley site are projected to range from \$845 for a 1-bedroom to \$1,040 for a 2-bedroom per the market study.





UNIT TYPE	TOTAL UNITS
Row	21
Detached/Semi-Detached	8
Walkup	28
Elevator	78
Total	135

UNIT TYPE	TOTAL UNITS
Homeownership	26
Row	6
Detached/Semi-Detached	36
Walkup	18
Elevator	0
Total	86

-  PHASING BOUNDARY
-  PLAY AREAS
-  URBAN AGRICULTURE
-  GREEN STORMWATER INFRASTRUCTURE



PHASE 4: DOWNTOWN

The fourth phase moves development outside of the MRCN, across the highway into Downtown Newport News. The development is centrally-located between 28th Street and 29th Street, and between West Avenue and Washington Avenue. This 110-unit phase is last so as not to hinder income mixing potential in MRCN. This redevelopment of an underutilized downtown block contains nine buildings in stacked townhouses and one high-density mixed-use building. This phase of development is the most “market-friendly” and will absorb the highest percentage of market-rate units. Phase 4 would utilize 9 percent LIHTC, private loan funds, capital program funds, HOME funds, and an infusion of private investor equity, and other sources. Phase 4 would add the final 40 replacement units (36%), three of which would be converted under the RAD program, and the other 37 would be project-


based Section 8 with a HAP. This phase will also include 21 affordable LIHTC-only units (19%), and 49 market-rate units (45%). Phase Four is anticipated to command a rent advantage for these units, with rates ranging from \$950 for a 1-bedroom to \$1,375 for a 3-bedroom. The proposed mixed-use, mixed income development aligns with *Downtown Reimagined*, a vision plan completed in 2016 for Downtown Newport News.

UNIT TYPE	TOTAL UNITS
Row	10
Detached/Semi-Detached	0
Walkup	42
Elevator	58
Total	110



Site plan of Downtown site.

 PHASING BOUNDARY

 GREEN STORMWATER INFRASTRUCTURE



ONGOING: HOMEOWNERSHIP & TENANT-BASED VOUCHERS

The first phase is timed with the construction of a new 100,000 SF office building at Brooks Crossing that will support Newport News Shipbuilding, a STEM initiative, and a workforce development center. This 82-unit phase is sized for LIHTC funding to develop workforce housing and is strategically located to be easily accessible to Downtown. There are seven total buildings in this phase, including two 36-unit mixed-use, multifamily buildings that are also income-mixed. The community is starting with this off-site phase because (a) it is shovel-ready, and (b) it serves as a potential early Replacement Housing resource for Ridley Place households. Additionally, an independent market study supports

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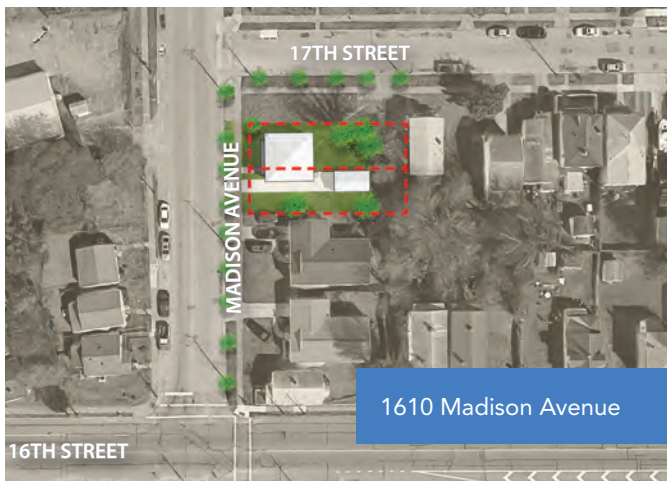
 PHASING BOUNDARY



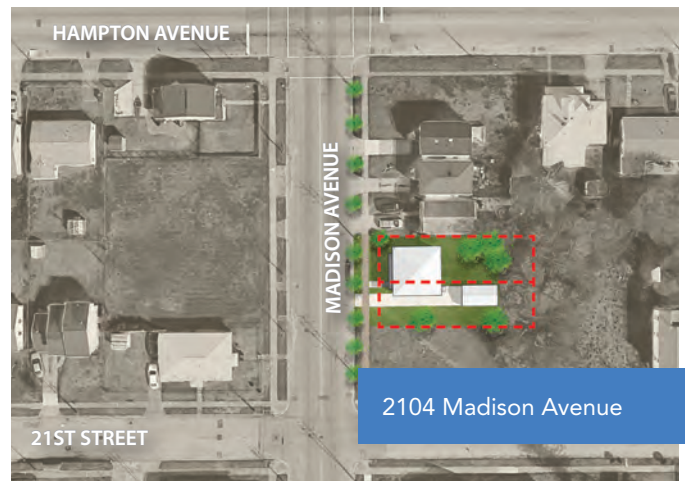
731 33rd Street



2404 Marshall Avenue



1610 Madison Avenue



2104 Madison Avenue



INCORPORATION OF ENERGY EFFICIENT DESIGN PRINCIPLES

All new construction units in the MRCN Housing Plan will adhere to EarthCraft Multifamily and EarthCraft Homes green building certification programs. The first phase of housing will aim for EarthCraft Gold. Highlighted below are some of the features that will be integrated into the development.

SITE PLANNING

The development team will employ erosion control and site planning measures accounted for in drawings/specifications.

CONSTRUCTION WASTE MANAGEMENT

The development team will not burn or bury construction materials on site, and only state-approved landfills will be used.

RESOURCE EFFICIENCY

The construction will use Advanced Framing methods.

DURABILITY AND MOISTURE MANAGEMENT

The drawings will include drainage plans and water-resistant barriers. Additionally, the architectural drawings will include flashing details for windows, exterior doors, roof/wall intersections, and termite protection. The team will design for or install dehumidification if necessary and enclose all crawlspace.

INDOOR AIR QUALITY

The team will follow all combustion appliance guidelines, and protect all ducts/bath fans/HVAC coils until floor/wall finishing are complete. The design will specify low-VOC materials, and include HVAC Filters MERV 6 or better. [Volatile Organic Compounds (VOCs) are emitted as gases from certain solids or liquids and can cause adverse health effects. Minimum Efficiency Reporting Value (MERV) is a standard that rates the effectiveness of air filters].

HIGH-PERFORMANCE BUILDING ENVELOPE

All multifamily buildings will meet confirmed HERS Index of ≤ 80 and each building will have a tight envelope including attic space, windows and doors. Blower door tests will ensure buildings are

constructed with high-performance envelopes. [The Home Energy Rating System (HERS) measures a home's energy efficiency].

ENERGY-EFFICIENT SYSTEMS

Buildings will include energy-efficient mechanical systems, that include equipment sizing following Manual J requirements. Equipment efficiencies will meet minimum requirements per desired certification level. Supply/return/ventilation ducts will be fully ducted, sealed, and insulated per program guidelines and Manual D for duct design. Duct leakage testing requirements will be incorporated into drawings/specification documents. Pressure imbalance will be reduced below 5 Pascals between bedroom and return, and testing and balancing of duct will be conducted.

An outside air ventilation strategy will be determined by the design team and incorporated into drawings/specifications. Water heaters will meet minimum program / certification level efficiency requirements. High-efficacy lighting will be used in 100 percent of all permanent fixtures. Energy Star appliances will also be specified.

WATER EFFICIENCY

All plumbing fixtures will meet National Energy Policy Act Low Flow Standards.



EARTH CRAFT

Imagine a home that's full of clean air. A building cleansed of pollutants and contaminants. One that contributes positively to your comfort and the well-being of your family. EarthCraft buildings do just that through well-designed ventilation, effective moisture management, and the selection of smart construction materials that minimize off-gassing. The EarthCraft program addresses occupant health by requiring every building it certifies to address indoor air quality. As a result, you can breathe easy!



EDUCATION AND OPERATIONS

The team will provide property managers with project-specific owner's manual and provide all subcontractors with EarthCraft Multifamily worksheet.

AFFORDABLE HOUSING PRESERVATION

The MRCN Housing Plan is intentional in preserving affordable housing in the neighborhood. While the total number of affordable housing on-site will be reduced by 30 percent, the total number of affordable housing within the neighborhood (on- and off-site, including affordable rental and homeownership) will actually be slightly higher than what exists today—266 versus 259. Additionally, the Housing Plan empowers Ridley Place households with choice to locate Downtown (40 units) or anywhere in the city (103 tenant-based vouchers). Over 11 percent of Ridley Place Needs Assessment respondents expressed a preference for living outside of the MRCN.

AFFIRMATIVELY FURTHERING FAIR HOUSING

Many of the recommended actions outlined in the analysis of impediments to fair housing in the City of Newport News Consolidated Plan are supported by the MRCN Transformation Plan. For example,

Item I.i.a. notes that the City lacks an over-arching fair housing policy to establish the foundation for comprehensive integration. Proposed Action 2 recommends, that the City “strike the right balance of reinvestment and revitalization in older, impacted neighborhoods versus the development of new affordable rental housing in impacted areas for members of the protected classes,” which is the balance our plan strives to achieve by placing units outside of the target neighborhood. In response to Item I.i.b. that acknowledges “a lack of housing units available to accommodate larger families,” our plan proposes 17 affordable three-bedroom units on the Downtown site. Item I.i.d. recognizes “An inadequate supply of housing accessible to persons with disabilities in Newport News” and Proposed Action 1 suggests that “The City of Newport News institute a requirement of at least 10% of all newly constructed multi-family housing be accessible to persons with mobility impairments.” In our plan for the Downtown site, 72 percent of all housing units proposed could be completed as fully accessible because they are either accessible at grade or by elevator.

RESIDENT RELOCATION

In order to undertake the redevelopment, all households will need to be relocated in three phases spanning several years, to comparable dwelling units with rights and protections under the Uniform Relocation Act (URA). Every effort will be made to ensure that housing relocation efforts will provide the best achievable outcomes for residents. Staff will seek to minimize household disruptions and make the transition as seamless as possible. NNRHA, whose staff will coordinate the relocation process, will be responsible for working closely with each Ridley Place resident to identify/update housing needs and identify an acceptable unit meeting their individual needs. In addition, NNRHA will assist residents to ensure that they have access to daycare, early childhood education, schools, transportation to jobs and medical care. Staff will continue to provide services through reoccupancy.

NNRHA plans to use a combination of relocation resources to provide comparable dwelling units. It is expected that some displaced families may be housed in existing NNRHA public housing communities in the area or close to jobs. Families may also be relocated in private Section 8 housing complexes within proximity of Ridley Place. This process would be similar to the successful relocation services employed by NNRHA at Dickerson Courts and Harbor Homes several years prior and for the recent Rental Assistance Demonstration (RAD) temporary relocation and re-housing to facilitate comprehensive rehabilitation. Additionally, Tenant Protection Vouchers (TPV) will be offered to eligible residents.

The process to relocate residents encompasses providing resident notices, relocation advisory meetings, identifying comparable housing, assistance in securing utility services, the physical moving of belongings, and re-occupancy for those who wish to return to the new buildings. Once options have been fully explained to the residents, and individual relocation plans have been formulated, residents will be given a list of comparable units, based on their needs and preferences. Once units have been identified, resident security deposits will be transferred to the new property manager

(any additional deposits required will be paid by NNRHA). NNRHA staff will work with residents to reduce or eliminate any barriers associated with the relocation process.

Residents can physically move their belongings on their own, per the options provided under the URA, and be reimbursed for actual expenses or given a flat payment based on the number of rooms in their current unit. They can also opt to have NNRHA undertake the physical move at no cost to them.

Those residents who opted to return to Ridley Place will be notified by Relocation Phase of the opportunity to return when the new units are completed. The same physical moving options are made available as noted above. The on-site management staff will be available to explain the relocation processes and timelines, and to make internal referrals that will ensure resident needs are being addressed under this plan.

We recognize that while the process of moving can be exciting, it also involves a lot of effort and coordination, and can cause some anxiety. We will make every effort to ensure the process runs smoothly. This will begin with clear and frequent communication so that residents understand the process, how to get any questions they may have answered, and how to obtain the assistance they may need.

The NNRHA's Family Self Sufficiency (FSS) staff will be available for homeownership advisory services and referrals for residents considering purchasing a home, either within the MRCN or throughout the city and/or neighboring communities.

LAND USE APPROVALS & SITE CONTROL

As reviewed by the City's Director of Planning, the developed and undeveloped land identified in the Housing Plan complies with current land use and zoning designations and will support all phases of development, both on the Ridley Place footprint and off-site. No additional discretionary land use approvals (including zoning) are required. This certification includes the following parcels:

- Ridley Place is a 17.96-acre site (Parcel ID 319000241) with a land use designation of Medium Density Residential (11 +units per acres) and is zoned R8 High Density Multifamily. It is also located in the Neighborhood Conservation District. The designations support multifamily, detached single-family, attached two-family dwellings and the community facility along with proposed parking, landscaping and setback patterns.
- Upper Jefferson covers 20 sites (Parcel ID 306030211, 306030208, 306030206, 306030205, 306030259, 306030257, 306040255, 306030254, 306030253, 306030252, 306030251, 306030313, 306030312, 306030310, 306030309, 306030357, 306030358, 306030356, 306030355, and 306030354) that are located in the Neighborhood Conservation District and in the Lower Jefferson Avenue Urban Corridor Overlay District. The Lower Jefferson Avenue Urban Corridor Overlay District promotes mixed-use pedestrian-oriented development. Allowed uses include: single-family attached, multi-family, and mixed-use buildings (any combination of residential, commercial, and/or office uses). There are no area and dimensional regulations (i.e., no minimum lot area, lot dimension, yard regulations, height regulations, or transitional buffer areas.) The parking requirement is 1-for-1 for residential and no parking is required for office and commercial uses.
- Downtown includes eight sites (Parcel ID 311030106, 311030104, 311030103, 311030101, 311030122, 311030121, 311030118, and 311030123) that are located in the C3 Regional Business District. This district was established to encourage and support the redevelopment of Downtown Newport News, promoting a concentration of professional and business offices, retail, entertainment, residential, and other uses. Retail space does not require parking in the Regional Business District. The site plan proposes 110 residential units and 124 parking spaces, which meets the zoning requirement of 1-for-1. Landscaping for Downtown sites is only required for buffering of parking areas.
- Scattered Infill sites east of Ridley Place have a land use designation of Urban Residential (7 to 10.9 dwelling units per acre) and are zoned R4 Single Family Dwelling. They are also located in the Neighborhood Conservation District. This supports proposed single-family detached infill construction, both public and private. As proposed, the density, bulk, use, and coverage information provided in the Housing Plan indicates that each phase of the project will be in conformance upon completion.

NNRHA owns Ridley Place, including the land and buildings. NNRHA completed development of the public housing units that comprise Ridley Place in 1952, and holds the deed to 600 Ridley Circle (Parcel ID 316000241). A Phase I Environmental Site Assessment was completed for the property as part of the planning process.

NNRHA also owns off-site replacement housing sites located in the MRCN as listed below:

ADDRESS	PARCEL ID
2800 block of Jefferson Avenue	
2812 Jefferson Avenue	306030205
2800 Jefferson Avenue	306030259
620 29th Street	306030211
614 29th Street	306030208
608 29th Street	306030206
609 28th Street	306030257
611 28th Street	306030255
613 28th Street	306030254
615 28th Street	306030253
617 28th Street	306030252
2700 block of Jefferson Avenue	
2714 Jefferson Avenue	306030309
2706 Jefferson Avenue	306030357
2700 Jefferson Avenue	306030358
606 28th Street	306030310
605 27th Street	306030356
607 27th Street	306030355
613 27th Street	306030354
614 28th Street	306030312
616 28th Street	306030313
Lots for Single-Family Development	
2404 Marshall Avenue	306040535
2104 Madison Avenue	312020477

NNRHA owns or has a purchase agreement for the off-site parcels listed below for development under the CNI effort outside of the CNI area listed below:

ADDRESS	PARCEL ID
Parcels owned by NNRHA	
123 28th Street	311030123
115 28th Street	311030118
Purchase agreement with Economic Development Authority	
2815 Washington	311030106
150 29th Street	311030104
114 29th Street	311030103
2810 West Avenue	311030101
2806 West Avenue	311030122
2804 West Avenue	311030121

NNRHA will maintain ownership and site control of the parcels listed above through the end of the grant term or until all replacement housing is built unless otherwise approved by HUD.

In addition, the City of Newport News has ownership of the following parcels to be utilized for replacement housing under the MRCN Transformation Plan. The City will either maintain site control or transfer site control to NNRHA so that it remains available for housing at least through the end of the grant term or until all replacement housing is built, unless otherwise approved by HUD.

ADDRESS	PARCEL ID
1612 Madison Avenue	316000302
1610 Madison Avenue	316000303
731- 33rd Street	300003041
619- 28th Street	306030251

INFILL DEVELOPMENT

As presented in Chapter 2, the residential area bounded by Marshall Avenue, Madison Avenue, Hampton Avenue, and 16th Street is a relatively stable neighborhood with vacant lots scattered throughout. These vacant lots—both publically- and privately-owned—are candidates for single-family infill units. The City and NNRHA will work with community housing development organizations and private property owners to increase homeownership opportunities in the MRCN.