



The Spratley House

7. HOUSING

FRAMEWORK FOR THE FUTURE VISION STATEMENT

Newport News is nationally recognized as a city characterized by beautiful residential neighborhoods that are served by good schools, parks and open space, community facilities, retail shops and well maintained streets and sidewalks.

Throughout Newport News, a broad range of affordable and quality housing is available to citizens of all races and income levels. The opportunity to buy a home is available to every family. Newport News has a homeownership rate of 65% which mirrors the National percentage of house ownership. The percentage of assisted housing is in the

City is close to the Peninsula's average. Public housing is scattered in small clusters and distributed throughout the City. Builders provide low and moderate income housing in their developments which are well-designed and indistinguishable from other housing. Elderly housing and group homes are properly located near services the residents require and are integrated into the fabric of different neighborhoods. All substandard housing, blight and homelessness have been eliminated. The homes and apartment complexes in the City are well maintained.

ISSUES

The 1990 decennial Census data indicated the City had 69,728 housing units. By January 1, 2000, the total number of housing units increased by more than eleven percent to 77,583.

Housing Types

Residents of the City continue to prefer single family homes, which are 55.4 percent of the City's housing. Multiple family units (i. e., apartments) are 36.7 percent of the City's housing, which is less than their share of the City's housing in 1992. Mobile homes account for 3.1 percent of the City's housing. Condominiums, which did not exist in the City before 1980, are 4.8 percent of the City's housing.

The percentage of single family homes is similar among all Planning Districts: 53.8 percent in Planning District I, 56.7 percent in Planning District II, 56.3 percent in Planning District III and 52.2 percent in Planning District IV.

However, the percentage of home ownership in Planning District I was 39%, which is less than the other Planning Districts which are above 50%.¹ In 1990 the City's homeownership rate was 50% and less than the rate for the Hampton Roads Region (59%), Virginia (66%) or Nation (65%). In Hampton Roads, only Norfolk and Williamsburg had lower rates of home ownership.

¹Newport News Redevelopment and Housing Authority

The Framework Task Forces recommend that the City should increase the percentage of home ownership in Newport News to the national average of 65%.

Jurisdiction	Rate of Home Ownership
1. Poquoson	83%
2. Isle of Wight	80%
3. Chesapeake	73%
4. James City	73%
5. York County	71%
6. Southampton	71%
7. Suffolk	68%
8. Virginia Beach	62%
9. Hampton	59%
10. Franklin	54%
11. Portsmouth	56%
12. Newport News	50%
13. Norfolk	44%
14. Williamsburg	36%

Source: 1990 U.S. Census

TABLE 7-2 CHANGE IN HOUSING UNITS, NEWPORT NEWS, 1980-1990, 1990-2000					
Type of Housing	1980	1990	2000	% Change 1980-1990	% Change 1990-2000
Mobile Home	1,471	1,541	2,415	+4.5	+56.7
Multiple Family	24,289	27,688	28,446	+14.0	+2.7
Condominiums	-----	1,922	3,746	-----	+94.9
Single Family	29,223	38,577	42,976	+32.0	+11.4
Total	54,986	69,728	77,583	+26.8	+11.3

Source: 1990 Census and Newport News Department of Planning and Development

Housing Growth

During the 1980's, housing in the City increased 26.8% with the greatest growth experienced in single family homes (32%) and multifamily apartments (14%) with mobile homes increasing by only 4.5%. Condominiums, which were not in the City in 1980, totaled 1,922 units in 1990. (See Table 7-2)

Between 1990 and 2000 the pace of housing development lessened. During the 1990's the number of housing units increased 11.3%, less than in the previous decade, with single family homes increasing 11.4% and multifamily only 2.7%. The highest percentage increases were mobile homes at 56.7% and condominiums at 94.9%. (See Table 7-2)

Housing unit changes in the four Planning Districts are shown on Tables 7-3 through 7-6.

Since 1992, when the *Framework for the Future* was first completed, three Planning Dis-

tricts experienced growth in housing. Planning District IV had the largest increase with a 19.2 percent change between 1992 and 2000. Planning District II had an 13.5 percent increase and Planning District III had a 5.4 percent increase.

Planning District III had a 10.1% reduction in the number of multiple family units because of the demolition and/or conversion of apartments to offices at Ft. Eustis.

Planning District I was the only district that had less housing in 2000 than it had in 1992. The number of housing units dropped 5.2%. Planning District I had 3.4% less single family structures and 8.7% fewer apartments. This was due to the removal of unsafe, vacant houses and demolition of deteriorated apartment buildings containing substandard housing units.

The demolition of apartment buildings in Planning District I contributed to the small increase, less than 1%, in multiple family housing units in the City between 1992 and 2000.

TABLE 7-3 1992 HOUSING UNITS BY TYPE • BY PLANNING DISTRICT January 1, 1992					
PLANNING DISTRICT	SINGLE FAMILY	MULTIPLE FAMILY	CONDOMINIUMS	MOBILE HOMES	TOTAL
I	9,101	7,453	400	295	17,249
Percent of Total	52.8	43.2	2.3	1.7	100
II	15,297	9,989	505	388	26,179
Percent of Total	58.4	38.2	1.9	1.5	100
III	11,031	7,461	889	1,006	20,387
Percent of Total	54.1	36.6	4.4	4.9	100
IV	4,282	3,321	798	6	8,407
Percent of Total	50.9	39.5	9.5	0.1	100
City Total	39,711	28,224	2,592	1,695	72,222
Percent of Total	55.0	39.1	3.6	2.3	100

Source: Department of Planning and Development

TABLE 7-4 2000 HOUSING UNITS BY TYPE • BY PLANNING DISTRICT January 1, 2000					
PLANNING DISTRICT	SINGLE FAMILY	MULTIPLE FAMILY	CONDOMINIUMS	MOBILE HOMES	TOTAL
I	8,791	6,803	403	356	16,353
Percent of Total	53.8	41.6	2.4	2.2	100
II	16,850	11,163	1,017	684	29,714
Percent of Total	56.7	37.6	3.4	2.3	100
III	12,105	6,708	1,361	1,317	21,491
Percent of Total	56.3	31.2	6.3	6.2	100
IV	5,230	3,772	965	58	10,025
Percent of Total	52.2	37.6	9.6	0.6	100
City Total	42,976	28,446	3,746	2,415	77,583
Percent of Total	55.4	36.7	4.8	3.1	100

Source: Department of Planning and Development

**TABLE 7-5
1992-2000 PERCENT CHANGE IN HOUSING UNITS
BY PLANNING DISTRICT
January 1, 1992 - January 1, 2000**

HOUSING UNIT TYPE	PD I	PD II	PD III	PD IV	CITYWIDE
SINGLE FAMILY	-3.4	+10.1	+9.7	+22.1	+8.2
MULTIPLE FAMILY	-8.7	+11.7	-10.1	+13.6	+0.8
CONDOMINIUM	+7.5	+101.4	+53.1	+20.9	+44.5
MOBILE HOME	+20.7	+76.3	+30.1	+867	+42.5

Source: Department of Planning and Development

**TABLE 7-6
1992-2000 CHANGE IN NUMBER OF HOUSING UNITS BY PLANNING DISTRICT
1980-1990 & 1992-2000**

PLANNING DISTRICT	1980	1990	1992	2000	% CHANGE 1980-1990	% CHANGE 1990-2000	% CHANGE 1992-2000
PD I	17,788	16,999	17,249	16,353	-4.4	-3.8	-5.2
PD II	19,367	25,357	26,179	29,714	+30.9	+17.2	+13.5
PD III	14,073	19,720	20,387	21,491	+40.1	+9.0	+5.4
PD IV	3,758	7,652	8,407	10,025	+103.6	+31.0	+19.2
Citywide	54,986	69,728	72,222	77,583	+26.8	+11.3	+7.4

Source: Department of Planning and Development

Housing Vacancy Rates

In 1990, the overall vacancy rate in Newport News for single-family and rental housing was 8.3 percent. Half of the occupied units were owner occupied and the other half were rented. Of the 5,776 vacant units in the City, 3,199 were available for rent, 1,158 were for sale, 131 were for seasonal or occasional use and 1,288 were for vacant for other reasons. The owner occupied vacancy rate was 8.1 percent and the rental apartment vacancy rate then was 10 percent. However,

a 1999 apartment survey by the Department of Planning and Development and a study by Hammer, Siler, George Associates, Inc. indicated that the vacancy rate for rental apartments in 1999 was less than 2 percent.

Housing Value

Table 7-7 compares the city's median housing value with other Peninsula cities and counties. The value of housing (single family detached homes, townhouses and condominiums) in the City ranks fifth when

compared to other cities and counties on the Peninsula. In 1997, the median housing value in Newport News was \$92,620.

Newport News and Hampton have lower per capita incomes and more older housing with lower housing values. In 1998, Newport News' per capita income was the lowest on the Peninsula.

Providing quality housing, offering variety in housing types and costs, reducing densities in the urban areas of the City and preserving the rural character that exists in some neighborhoods are important to maintaining and improving housing value in Newport News.

In the 1980's rapid growth replaced farmland with large residential developments. Yet, there remain residential areas--such as Lee Hall--that have not lost their rural charm. These ru-

ral residential areas are beginning to experience infill development. The rural character in the less developed areas of the City can be protected through careful planning, large lot development and requiring infill development to conform to pre-existing setbacks.

The *Framework* Task Forces recommend that the City should take steps to improve housing quality and increase housing values. Better housing environments can be achieved by reducing overcrowding, providing housing rehabilitation programs and aggressive code enforcement in urban sections of the City, through better site planning and tree preservation by enforcing design standards in conservation and historic districts, by providing higher levels of community facilities and services in residential neighborhoods and encouraging the development of new upscale housing in the City.

TABLE 7-7 MEDIAN HOUSING VALUE & PER CAPITA INCOME				
JURISDICTION	1980	1990	1997	1998 Per Capita Income
Newport News	\$44,800	\$84,400	\$92,620	\$21,415
Hampton	38,900	78,200	81,693	21,646
Poquoson	60,700	113,700	NA	25,030
James City County	52,700	119,500	160,000	31,499
Williamsburg	61,600	121,000	206,750	31,499
York County	58,500	121,600	122,000	25,030

Sources: 1998 Per Capita Income from 2000 HRPDC Economic Outlook, Table 10., Hampton Roads Planning District Commission and Bureau of Economic Analysis, Housing Values from 1980 and 1990 U.S. Census and Virginia Association of Realtors for 1997 Values.

Substandard Housing

Housing data come from the 1990 Census. The U. S. Census no longer collects data on substandard housing. The 1990 U. S. Census indicated that of 69,728 housing units, 4,645 had no telephone, 247 lacked complete plumbing facilities, 288 lacked complete kitchen facilities and 85 relied on individual wells as their water source.

Planning District I has some of the oldest and the most historic areas in the City. According to the 1990 Census, 72 percent of all housing units in the City over 50 years old were located in Planning District I.

Half of the City's substandard units are in District I. In the 1996-2000 Housing and Community Development Plan, a 1993 survey indicated that 9% of owner-occupied dwellings and 26% of renter-occupied dwellings were substandard and 4% were abandoned in the Southeast Community in Planning District I.

In a 1997 survey, 56% of 250 Planning District I residents and 42 % of 1,000 City residents said the City should do more about housing for low and moderate income families.²

Between 1990 and 1997, there were 1,251 residential demolitions in the City. Over time, the demolition of substandard housing in Planning District I will improve housing quality, as older deteriorated houses are removed and replaced by new housing built at lower densities.

²Tables 2-10 and 2-39, Citizens Perceptions of Newport News, Volume 1: Findings, October 1997

According to the Department of Codes Compliance, approximately 4 percent of the housing units in the City were substandard in 1997. About 70 percent of these substandard units were suitable for rehabilitation. Therefore, programs giving low interest rehabilitation loans to home owners will help improve the condition of housing units and reduce the deterioration of the City's housing as it ages.



An abandoned, deteriorated house

Housing for the Homeless

The 1990 Census indicated that Newport News had a homeless population of 135 persons. However, the agencies providing temporary housing for the homeless consider the Census number to be a low estimate. Homeless people who were living in hotels and motels, or non-traditional shelters, such as cars or abandoned buildings were not counted and were missed by the 1990 Census.

A "point in time" census made of shelters on April 5, 1999 indicated there were 365 families and 462 individuals housed in shelters on the Virginia Peninsula.

The emergency shelters in the City are the Peninsula Rescue Mission, the Transitions Family Violence Services, the Friends of the Homeless Family Shelter and the Salvation Army Shelter. Together they have the capacity to shelter 209 people. HomeBase of the Virginia Peninsula, Inc., a United Way funded agency, coordinates all services to the homeless and refers and places the homeless in hotels or motels when the shelters are fine. In 1999-2000, HomeBase referred 744 children and 881 adults from Newport News to shelters.

LINK operates the PORT program, where 56 churches and volunteers provide temporary shelter and food for up to 65 homeless people every night from mid-November to mid-April. The Warwick Hotel was converted to a Single Room Occupancy Hotel (SRO) in 1995. The 88-unit Warwick Hotel, managed by Virginia Mountain Housing Inc., provides permanent housing for people who were formerly homeless. The building is in the historic downtown.

The City's Consolidated Plan for Housing and Community Development, 2001-2005 estimates the need for 137 additional beds or units providing Emergency Shelter, Transitional Housing and Permanent Housing.³

Assisted Housing

The main types of housing assistance in Newport News are public housing and Section 8 programs for project based units, and tenant based Section 8 certificates and vouchers. The locations of public housing

and project based Section 8 apartments are shown on Map 7-1.

Public Housing

The Newport News Redevelopment and Housing Authority owns and manages 2,189 public housing units. This is 150 fewer units than in 1992, because of the demolition of Lassiter Courts. Public housing provides 2.8% of the total number of housing units in the City.

About 27% of the families living in public housing are employed. Only 23% of the tenants are on welfare. The rest are either elderly (16%), or disabled (15%), or fall in some other category of need (19%).

Usually, thirteen percent of the public housing units turn over every year. The number of people on the waiting list for public housing varies by month. As of July 2000, there were 1,521 persons on the Newport News Redevelopment and Housing Authority's waiting list.

The Newport News Redevelopment and Housing Authority gives priority to people who are City of Newport News residents and who are working. About 85% of the people on the waiting list live in Newport News. Twenty percent of the people on the Authority's waiting list are on welfare. The rest are either employed (37%), disabled (13%), elderly (17%) or in another special need group (13%).

Project Based Section 8 Assisted Housing

Section 8 assisted housing projects are privately owned and managed. Either the tenants or the owners receive rent subsidies from the U. S. Department of Housing and Urban Development. There are 2,480 project based

³Consolidated Plan for Housing and Community Development, 2001-2005, City of Newport News and Newport News Redevelopment and Housing Authority, Table 4, page 31

Section 8 housing units in Newport News. This is less than the 3,044 project based Section 8 units that existed in 1992 because of the demolition of Woodsong and Glen Gardens Apartments and the closing of Riverside Apartments. Project based Section 8 housing units provide 3.2% of the City's housing.

Tenant Based Section 8 Assisted Housing

In 2000, there were 2,304 families receiving Section 8 certificates and vouchers for housing assistance. This program provides rent subsidies to low income families who live in privately owned housing. The families find their own rental housing, which is inspected by the Housing Authority. Generally, the families pay no more than 30% of their income on rent.

The number of tenant based Section 8 certificates and vouchers is 3% of the total housing in Newport News. There are 1,626 families and individuals on the Section 8 waiting list. Of these, 80% live in Newport News and 32% are employed. The rest are either elderly (15%), disabled (22%) or in another special need group (15%). Because of the low apartment vacancy rates, people using tenant based Section 8 vouchers are having difficulty finding apartments to rent.

Percentage of Assisted Housing

Citizens have expressed concerns about assisted housing because of social problems that accompany large low income housing projects. There is also concern by the Framework Task Forces that the City is providing more than its fair share of assisted housing, compared to other cities and counties on the Peninsula. In 1998, the percentage of assisted housing in

Newport News was 9% compared to 6.5% for the Peninsula and 6% for the Hampton Roads Region. Newport News had the highest percentage of assisted housing on the Peninsula. (See Tables 7-8 and 7-9).

Since 1992, the *Framework's* policy has been to limit the amount of public and assisted housing in the City to 10% of the total number of housing units, with another two percent allowance for the waiting list. New assisted housing units were to be dispersed in small clusters of 25 units. Also, the City's March 1978 Public Housing Distribution Policy prevented additional public housing south of Mercury Boulevard. However, the replacement of public housing units that were demolished was not affected by this policy.

In 2000, assisted housing public housing units, project based section 8 units and section vouchers in Newport News were 9% of the City's housing. The Task Forces recommend reducing assisted housing to less than 125% of the Peninsula's percentage of assisted housing. This recommendation will lower the City's percentage of assisted housing from 9% to 7.9%.

An allowance of 1% is recommended to provide additional housing for elderly and displaced people, and other special needs populations on the Redevelopment and Housing Authority's waiting list.

The reduction in the City's percentage of assisted housing can be achieved by attrition in project based Section 8 units as they lose their HUD subsidies.

Affordable Home Ownership Initiatives

It is a belief among housing professionals that home owners are more stable than renters. Home owners tend to better maintain their homes and yards and become more involved in their community. This improves neighborhood appearance and strengthens community stability. The future direction in national and local low income housing programs is to develop more opportunities for people to own their own homes.

The following sections describes various initiatives in Newport News for increasing home ownership opportunities for low-to moderate income families. It is a goal in the *Framework for the Future* to increase home-ownership in Newport News.

Newport News Redevelopment and Housing Authority (NNR&HA)

From 1983 to 2000, NNR&HA created or preserved 1,071 home ownership units utilizing federal, state, and local financing. From 1985 until 1988, NNR&HA developed fifteen scattered site single family homes under the Affordable Home Ownership Program (AHOP). This program was targeted to public housing residents participating in the Family Self-Sufficiency Program (FSS).



Madison Heights

In 1989, NNR&HA expanded the program to all low-to-moderate income first time home buyers. The program, called HOMEbuilder, involved the construction of new single family homes in concentrated areas targeted by the City's Southeast Redevelopment Corridor Plan. By mid-2000, the HOMEbuilder Program produced 77 new houses.

In 1993, NNR&HA started consolidating adjoining 25-foot wide lots to create 50-foot wide lots for new single family home development. This enabled the NNR&HA to offer a variety of house designs and amenities to prospective low-to-moderate income home buyers. NNR&HA has used the HOMEbuilder Program to develop Madison Heights. Madison Heights is a concentrated urban-infill development located on the 600, 700 and 800 blocks of 25th and 26th Streets in the Southeast Community. This project received the Governor's Housing Achievement Award in 1997. This redevelopment project is on-going and has worked with three general contractors to make home ownership a reality for many families.

Community Housing Development Organizations (CHDO)

As part of the HOME Program, the City and NNR&HA facilitated the emergence of six community-based non-profit housing developers to undertake affordable housing projects in Newport News. Seven homes have been acquired and rehabilitated, five new homes were developed and two multi-family projects have been rehabilitated since 1994. Currently, three CHDOs are active in Newport News. They are the Friends of the Homeless, Peninsula Community Development Corporation and Newport News Ventures, Inc.

Private Sector Development

Recent affordable home ownership developments for modest-income families undertaken by private developers are concentrated in Planning Districts III and IV where large parcels of undeveloped land are available. New housing developments include Jacobs Landing, Richneck Hills, and Morgan's Trace.

Condominium Option

Single-family detached homes represent the strongest component of the Newport News home ownership market. However, condominium and townhouse ownership are often viewed as a viable entry point for low-income first-time homeowners since the greater unit density reduces land and construction costs. Unfortunately, many of these units often become rental properties because of limited local interest by potential homeowners. When a condominium owner-occupancy rate slips below 50%, the ability of potential home buyers to obtain FHA-insured mortgages is jeopardized. Certain condominium developments in Planning Districts I and III have experienced challenges in maintaining a strong home ownership component.

Habitat for Humanity International

Habitat for Humanity International was founded in 1976. It is a housing ministry to provide decent shelter for all persons. It is a means of providing homeownership to persons who could not otherwise afford to buy a home. Through volunteer labor and tax deductible contributions, Habitat builds and rehabilitates homes by enlisting the help of the future homeowners. Future homeowners

and their families are required to invest sweat equity hours in the construction of their new home to reduce the cost and increase pride in ownership. Houses are sold, at no profit, to families with no interest mortgages issued over a fixed period.

Costs of homes differ relative to location, labor, land and materials. The home is purchased by the homeowner with a no-interest mortgage, including taxes and insurance, and is repaid over an average of 20 years. Payments are deposited into a revolving "Fund for Humanity" which supports the construction of more houses.

Habitat has built 40 homes in Newport News.

Senior Citizen Housing

Not enough affordable senior citizen housing exists in places convenient to services and shopping. Federally subsidized senior citizen housing complexes in Newport News are: Great Oak with 143 units, Pinecroft with 140 units, Phoenix Village with 41 units, and Spratley House, a new 50-unit public housing complex for the elderly on 25th Street. Another 40 units have been constructed by Virginia Mountain Housing, Inc. under the Section 202 HUD program. Additional private, large scale, senior citizen communities are proposed and some nursing homes and smaller group homes currently exist.

Group Homes

The conversion of single-family homes into group homes is a problem, especially in the Southeast Community. As indicated on Map 7-2, many group homes are concentrated in the Southeast Community, where housing is

less expensive. Some of these homes are regulated and licensed. But, others are illegal and/or unlicensed and negatively affect the community. Complaints have been received from citizens about group home tenants disturbing their neighbors. According to Department of Social Services, as of July 1998, there were 26 licensed adult homes providing care for 1,048 elderly people in Newport News.

The Federal Fair Housing Act states that people cannot be discriminated against because of race, nationality or handicap. When considering group homes and how many unrelated adults can live in a home independently, without live-in care, Federal laws must also be taken into account. State law also limits the City's ability to regulate certain types of group homes.

In order to better control group homes, the City Council changed the definition of family. The number of unrelated individuals who can be considered a family was reduced from four to three. This limits the number of unrelated people who can live in a single family dwelling and improves neighborhood stability.

Tax Credit Financing for Affordable Housing

The federal government encourages the partnership between public and private entities; and more private developers are developing affordable housing projects. One way private developers finance these projects is to use the Low Income Housing Tax Credit program (LIHTC). LIHTC is used for multiple-family rental unit development.

The tax credits are usually syndicated. The mortgages for these projects usually are sold on the secondary markets. Because of their

higher densities, there usually is concern from the single family neighborhoods near the apartments. In 2000, there were 1,718 tax credit financed housing units in Newport News. They are 2.2% of the City's housing units.

Middle Income Housing

In the Southeast Community, more middle-income homes should be built in order to attract middle class families to the community.



The Villages of Newport on the former Glen Gardens site.

The demolition of Glen Gardens Apartments created the opportunity to build a new neighborhood of single family homes and townhomes for sale. The houses are being sold to middle income families. The townhomes are developed as a cooperative whereby the tenants eventually will buy their homes.

The demolition of Woodsong Apartments creates another opportunity to build middle-income housing near the Briarfield Elementary School and Heritage High School.

Historic Districts

The renovation of larger, older homes is a viable option to bring young, middle income families back into the southern part of the City. The creation of historic districts will help preserve older homes, stabilize neighborhoods and protect the investment of families who restore old houses. The North End/Huntington Heights Historic District, which went into effect in April 2000 is the City's newest local historic district.

The Southeast Community has other concentrations of older homes that are worth exploring as possible historic districts--the Chesapeake Avenue area being one possibility.

HOPE VI

An important, recent initiative to encourage mixed income housing to the Southeast Community is HOPE VI. Under this federal program it is proposed that 592 public housing units in Harbor Homes and Dickerson Courts will be demolished. Harbor Homes and Dickerson Courts have noise, dust and air pollution problems because of their location near I-664, the CSX Railroad and the coal terminals. Replacement housing would be provided elsewhere in new elderly, mid-rise public housing and townhouses designed for families. It is anticipated that most of the replacement housing developed under HOPE VI would be concentrated in the Southeast Community Redevelopment Area and immediately adjacent blocks thereby enhancing investment and expediting redevelopment. Such activity would build upon successful development in the community including the Spratley House

and the attractive new homes at Madison Heights. Other existing public housing, or additional Section 8 vouchers would be used for the balance of displaced families. The NNR&HA application to HUD for federal funds to implement this HOPE VI proposal in the Spring of 2000 was not approved. It is anticipated that the NNR&HA will pursue funding in 2001. Upon the award of funding, it will be necessary to undertake the necessary planning and zoning changes to accommodate the envisioned redevelopment.

Upper Income Housing

Newport News needs to diversify its housing stock and provide more upscale, high amenity housing for upper-income families. The new Zoning Ordinance, adopted in 1997, created a new, larger lot residential zoning district. It requires a 20,000 square foot minimum lot size and a two dwelling unit per acre maximum density. These lot sizes can accommodate homes in the upper-income price range. With careful and thoughtful planning, vacant, residentially zoned land, especially in the northern sections of the City, can be developed with these types of homes. Upscale, high amenity, townhouse and condominiums should be developed in the City as well.

HOUSING GOALS, POLICIES, STRATEGIES AND IMPLEMENTATIONS

The *Framework for the Future* sets forth the following goals, policies, strategies and implementation for Housing:

New GOAL 1. Increase home-ownership in Newport News.

New POLICY 1.1: Encourage a diverse and balanced housing stock.

New Strategy 1.1: Encourage well planned, developed and built residential neighborhoods.

New IMPLEMENTATION 1.1:

1.1.1: Encourage the development of balanced residential communities. Take into consideration income categories of the City's population, housing density, multiple-family versus single-family, rental versus ownership and support for positive economic and community development goals.

1.1.2: Identify the steps needed to accomplish this balance.

1.1.3: Establish a time frame to achieve the desired balance.

1.1.4: Periodically reassess the above steps.

1.1.5: Conduct a cost/revenue analysis to determine the fiscal impact of various types and prices of housing units in the City.

New POLICY 1.2: Reduce the number of multi-family rental units.

New POLICY 1.3: Reduce the number of mobile home lots in the City.

New POLICY 1.4: Raise the average value of the City's single-family homes (single family detached, townhouses and condominiums) to the regional average.

New Strategy 1.4.1: Encourage the development of sites for upper income housing.

New IMPLEMENTATION 1.4:

1.4.1: Reserve some of the City's remaining vacant land for residential developments with minimum lot sizes of acre which would allow for executive home development.

1.4.2: Encourage the development of sites for upper-income housing.

New GOAL 1a. Reduce the percentage of public and privately owned assisted rental housing in the City.

Revised POLICY 1a.1: *Place a ceiling on the percentage of public and privately owned assisted rental housing in the City at 7.9%; and, allow an additional 1% to provide additional assisted housing for elderly and handicapped and other special needs populations on the NNR&HA's waiting list.*

Revised Strategy 1a.1.1: *The total percentage of public and privately owned assisted rental housing in the City shall be less than 125% of the Peninsula's regional percentage (6.5%) which computed to 7.9% in 1998.*

Strategy 1a.1.2: *Provide tenant based or project based Section 8 assistance for special needs populations (e.g. the elderly, disabled and family unification programs).*

Revised IMPLEMENTATION 1a.1:

1a.1.1: *Phase out all project based Section 8 housing in the City and replace 50% of the units eliminated with tenant based Section 8 certificates or vouchers.*

1a.1.2: *Authorize the City Manager to annually approve up to 50 new tenant based Section 8 certificates and vouchers or project based assistance (with no more than 25 per application) for special populations (e.g. elderly, disabled and family unification programs).*

POLICY 1a.2: Distribute public and assisted housing in small concentrations in neighborhoods to minimize their impact.

Strategy 1a.2.1: Re-examine the City's March 1978 Public Housing Distribution Policy based on current needs, the concentration of public housing and low/moderate income residents and land availability.

Strategy 1a.2.2: Reduce the size of newly acquired publicly owned or subsidized family housing projects to small clusters of 25 units or less which can blend into the community, instead of building large projects. Such projects for the elderly should be limited to 50 units.

~~**Strategy 1a.2.3:** Distribute public and other assisted housing equally throughout the City, but not specifically by Planning Districts. *Inconsistent with desire to reduce the amount of assisted housing in Newport News.*~~

~~**Revised Strategy 1a.2.4:** Minimize, through the attrition of units, the amount of public and assisted housing. located in Planning District I. and provide a one-to-one replacement as currently required by the U. S. Department of Housing and Urban Development of public and assisted housing in other areas of the City. *No longer a U.S. Department of Housing and Urban Development policy.*~~

~~**Strategy 1a.2.5:** Pursue the expansion of HRT bus service north of Denbigh Boulevard to make a fair distribution of public housing viable. *(See also Chapter 4, Transportation, Goal 2) Accomplished*~~

IMPLEMENTATION 1a.2:

1a.2.1: *The Planning and Development Department should* prepare a housing study that identifies public and low and moderate income housing concentrations, needs of low and moderate income families and re-examines the City's March 1978 Public Housing Distribution Policy.

1a.2.2: Prepare a plan that details land availability and locational opportunities. Seek funding and purchase available small unit apartment buildings and vacant land for the location of subsidized housing clusters of 25 or less units for families and 50 or less units for the elderly. These units should also be accessible to public transportation.

1a.2.3: Inventory all assisted and public housing units. As these units deteriorate and are removed from Planning District I, relocate new units in other areas of the City.

New 1a.2.4: Regularly inspect all Section 8 units to insure they are well maintained.

Revised POLICY 1a.3: *Develop standards to minimize impacts of group homes on the surrounding community and distribute group homes, such as shelters, half-way houses and substance abuse rehabilitation centers, throughout the City.*

Strategy 1a.3.1: *Closely regulate group homes and the conversion of homes to group homes in single family residential districts and require that the homes remain compatible with surrounding neighborhoods, are licensed and provide care for residents.*

Revised Strategy 1a.3.2: *Develop housing for the elderly that is friendlier and less expensive than institutions.*

Strategy 1a.3.3: Evaluate special housing needs for single men and women such as single room occupancy and dormitories or congregate housing.

Strategy 1a.3.4: Locate group homes in stable and safe environments in proximity to community facilities and services.

IMPLEMENTATION 1a.3:

Revised 1a.3.1: Amend the Zoning and Site Plan Ordinances to regulate group homes in single family zoning districts *through* conditional use permits.

New 1a.3.2: Develop a clear definition of the phrase "housekeeping unit" as part of the definition of family in the Zoning Ordinance.

New 1a.3.3: Codes Compliance should develop a Nuisance Ordinance that contains a cumulative check list for identifying nuisances as well as corrective enforcement actions.

New POLICY 1a.4: Encourage a "Fair-Share (subsidized) Housing" policy with surrounding municipalities.

New Strategy 1a.4.1: Develop a "Fair-Share (subsidized) Housing" plan with surrounding municipalities.

New IMPLEMENTATION 1a.4: Request that the Hampton Roads Planning District Commission develop a "Fair-Share (subsidized) Housing" plan.

New POLICY 1a.5: Disperse tax credit financed housing.

Revised GOAL 2. Provide housing in suitable *and safe* living environments for every Newport News family and citizen.

POLICY 2.1: Promote social and economic integration and discourage racial segregation of neighborhoods.

Strategy 2.1.1: Assess the economic and social need *throughout the City* and promote a more social and economic housing mix by providing area schools, training opportunities, jobs and community facilities. (*See also Chapter 2, Economic Development*)

Strategy 2.1.2: Provide home-ownership opportunities for middle income buyers *throughout the City*.

IMPLEMENTATION 2.1:

2.1.1: The Planning and Development Department should study and evaluate the housing needs of the City and devise a plan that addresses those needs.

POLICY 2.2: Assist in providing short term help, in the form of shelters, for families needing emergency shelter.

~~**Strategy 2.2.1:** In keeping with the policy of distributing special purpose housing, restore and convert abandoned buildings into shelters for the homeless.~~

IMPLEMENTATION 2.2:

2.2.1: Seek funding to convert available buildings into single-room occupancy dwellings for low-income single persons and emergency shelters.

2.2.2: Support private sector efforts to convert available buildings into single-room occupancy dwellings and emergency shelters.

POLICY 2.3: Encourage, through home ownership and maintenance programs, individual ownership of low cost housing by low income residents.

***Revised Strategy 2.3.1:** Foster the concept of public housing residents forming homebuyers clubs.⁴*

***Revised Strategy 2.3.2:** Foster the concept of home ownership apprenticeship programs for tenants of public and federally subsidized low income properties.*

Strategy 2.3.3: Encourage the use of vacant and/or previously foreclosed houses as low income housing stock for new buyers.

Strategy 2.3.4: Support, through policy and in-kind contributions, the Habitat for Humanity housing initiatives.

Strategy 2.3.5: The City, with the Newport News Redevelopment and Housing Authority, should continue and expand the program to educate new or prospective homeowners about property repair and maintenance.

⁴A Newport News Redevelopment and Housing Authority program that provides homeownership training.

Strategy 2.3.6: Continue and expand the provision of tax credits and low interest loans for the purchase and repair of residences outside of target and redevelopment areas.

Strategy 2.3.7: Institute a program of *non-financial* incentives and requirements, such as awards and recognitions for public housing ~~recipients~~ *residents* to maintain their homes and yards in order to encourage pride and enforce standards.

New Strategy 2.3.8: Institute a program of incentives, for middle income owner occupants, to renovate their homes.

IMPLEMENTATION 2.3:

Revised 2.3.1: Assist public housing tenants with technical assistance from the Newport News Redevelopment Housing Authority in forming *homebuyer clubs*; and *educate them regarding home-ownership programs and opportunities.*

2.3.2: Seek additional funding, through grants, to allow for the purchase of previously foreclosed residential properties.

Revised 2.3.3: ~~Have available to low-income home buyers a comprehensive inventory of social service programs in the City. (See also Chapter 10, Human Services, Goal 2)~~

POLICY 2.4: Minimize the displacement of residents and assist in the relocation of low and moderate income tenants, as defined by the U. S. Department of Housing and Urban Development, when rental housing is converted to condominiums or mobile home park property is redeveloped.

Strategy 2.4.1: Developers should be required to give tenants the right of first refusal when rental units are converted to condominiums.

IMPLEMENTATION 2.4:

2.4.1: Encourage owners of rental units to give tenants the right of first refusal when rental units are converted to condominiums.

New POLICY 2.5: Enforce the City Code and develop standards and codes for future housing construction to be hurricane resistant.⁵

⁵ *New houses or additions greater than 500sf must withstand either 100 mph sustained wind or 110 mph wind bursts. Houses must be designed to transmit uplift to foundations. Houses within 1,500 feet of James River must be structurally designed by an engineer to meet ASCE design standards.*

GOAL 3. Advocate and ensure a greater availability and choice of adequate, affordable housing for all income groups in locations throughout the City.

POLICY 3.1: Strive to bring down housing costs for first time home buyers.

Strategy 3.1.1: Employ innovative/creative financing techniques such as long mortgage terms, interest buy-down and tax breaks for mortgage holders to make home ownership possible for lower income households.

~~**Strategy 3.1.2:** Encourage home builders to provide a full range of moderately priced housing through more flexible zoning and site planning practices for the first time home buyer.~~

Strategy 3.1.3: Provide attractive, single family residential housing *throughout the City* that would attract first time home buyers.

New Strategy 3.1.4: Use state and federal resources, such as Virginia Housing and Development Authority (VHDA), to assist with first-time home ownership programs.

IMPLEMENTATION 3.1:

~~**3.1.1:** Amend the Zoning Ordinance to allow flexible zoning and site planning practices to encourage affordable home development.~~

3.1.2: Establish a revolving loan program through the Newport News Redevelopment and Housing Authority for first time home buyers.

3.1.3: Publicize the availability of Virginia Housing Development Authority low interest loans for first time home buyers *and the NNRHA HOMEbuilder and HOMEplace Programs* through advertisements in City departments.

3.1.4: Continue to *finance the HOMEplace Program*, which allows low income first time home buyers to purchase a substandard single family home at minimal cost and receive a low interest loan for rehabilitation of the home.

New 3.1.5: Examine the feasibility of establishing a housing trust fund in Newport News to promote home ownership and support the creation of a housing trust fund at the state level.

3.1.6: Continue to expand the HOMEbuilder Program, which allows low and moderate income first-time home buyers to purchase newly constructed homes.

3.1.7: Support the Newport News Home-ownership Fair as an annual event as part of National Home-ownership Week.

3.1.8: Encourage the congressional delegation to support use of Section 8 vouchers to buy homes.

3.1.9: Expand the "Officer Next Door" program to encourage police officers to live in neighborhoods being revitalized.

POLICY 3.2: Encourage a wide variety of housing types and designs within various price ranges.

Strategy 3.2.1: Construct mid-rise senior citizen homes, assisted living facilities and nursing homes where feasible.

Strategy 3.2.2: Expand the single family residential zone to allow accessory apartments for extended families under certain conditions.

~~**Strategy 3.2.3:** Encourage developers, through Planned Residential Developments, density bonuses and other incentives, to include affordable middle and low income housing in large projects.~~

Strategy 3.2.4: Involve all organizations in the City that handle low income housing issues and/or provide low income housing in developing and implementing low income housing solutions.

IMPLEMENTATION 3.2:

3.2.1: Amend the Zoning Ordinance to allow homeowners in single family zoning districts to apply for conditional use permits for accessory apartments for extended family members if specific conditions, as stated in the Ordinance, are met.

~~**3.2.2:** Encourage developers, through density bonuses and other incentives, to provide affordable middle and low income housing in large planned residential developments.~~

~~**3.2.3:** Lobby congressional representatives to reinstate tax incentives to developers of low income housing.~~

~~**3.2.4:** Lobby our representatives in Washington to sponsor legislation that expands Section 8 housing vouchers to include assistance to low income singles.~~

3.2.5: Encourage the housing industry to explore alternative construction techniques such as building modular homes and clustering units.

~~**POLICY 3.3:** Reserve some of the City's remaining vacant land for residential developments with minimum lot sizes of $\frac{1}{2}$ acre which would allow for executive home development. Moved under Goal 1 as a Implementation 1.4.1~~

IMPLEMENTATION 3.3:

~~**3.3.1:** Amend the Zoning Ordinance to include a residential zoning classification for $\frac{1}{2}$ acre and larger single family lots and rezone some large vacant properties suitable for large lot single family development. *Accomplished by new zoning ordinance*~~

~~**3.3.2:** Encourage the development of sites for upper-income housing. Moved under Goal 1 as Implementation 1.4.2~~

POLICY 3.4: Encourage a mix of housing types through more flexible zoning and site planning practices.

~~**Strategy 3.4.1:** Encourage the housing industry to explore alternative construction techniques such as building modular homes and clustering units. Moved to Implementation 3.2.5~~

~~**Strategy 3.4.2:** Encourage developers and utilities, through incentives, to build the "smart house" and upgrade the existing housing stock using advanced materials, technology in safety, security, energy efficiency, telecommunications, information access and improved quality of life. Moved to Goal 6~~

IMPLEMENTATION 3.4:

~~**Delete 3.4.1:** Amend the Zoning and Subdivision Ordinances to allow flexible zoning which permits housing diversity.~~

POLICY 3.5: Periodically reevaluate the City's housing stock to ensure response to current housing needs.

Strategy 3.5.1: Conduct a public survey of housing needs of residents throughout the City.

Strategy 3.5.2: Make the community aware of the housing needs through advertisements and public hearings.

Strategy 3.5.3: Analyze the most current population and housing census data to determine the balance of housing and housing needs for all income levels.

Strategy 3.5.4: Use the most current population and housing census data to evaluate the need for elderly housing and extended family alternatives.

~~**Strategy 3.5.5:** Conduct a financial analysis to determine if high income housing is off-setting lower income housing in tax revenue generation.~~

Moved to Goal 1 as Implementation 1.1

IMPLEMENTATION 3.5:

3.5.1: Utilize a housing committee made up of citizens and professionals to develop the five year Consolidated Plan for Housing and Community Development as *mandated* by HUD.

3.5.2: Analyze the most current population and housing census data to determine the balance of housing and housing needs for all income levels and the elderly.

3.5.3: Conduct a survey in order to gather citizen concerns on housing needs when developing the Comprehensive Housing and Community Development Plan.

~~**3.5.4:** Update all housing data annually.~~ *Accomplished*

GOAL 4. Maintain, protect and revitalize older residential neighborhoods.

POLICY 4.1: Promote development and redevelopment in specific blighted and declining areas of the City that are currently showing a decrease in population.

Strategy 4.1.1: Identify and assess tax incentives that would encourage property owners to maintain and improve property located in blighted areas of the City.

Strategy 4.1.2: Support neighborhood cleanup and neighborhood improvement efforts by the citizens. (*See also Chapter 8, Public Safety, Goal 8*)

Strategy 4.1.3: Adopt and vigorously enforce housing codes for all housing units, especially for rental housing units that contribute to blight.

~~**Strategy 4.1.4:** Minimize congestion in residential redevelopment areas of the City by prohibiting the construction of single family detached homes on existing 25 foot wide lots that do not adhere to historical design, setbacks and height.~~ *Accomplished*

New Strategy 4.1.5: Encourage neighborhood revitalization through the development of concentrated home ownership opportunities through new construction and housing rehabilitation.

IMPLEMENTATION 4.1:

4.1.1: Purchase abandoned and boarded up structures using Community Development Block Grant (CDBG) and other available grant funds when supported by the City's redevelopment plan.

4.1.2: Continue to support the HOMEcare Program as a city-wide housing rehabilitation resource for owner-occupants.

4.1.3: Fund and hire additional code inspector positions in the Department of Codes Compliance and *Department of Public Works, Solid Waste Division*, increase the number of inspectors and require vigorous enforcement of the code. Conduct scheduled neighborhood ~~sweeps~~ *inspections* on a regular basis.

4.1.4: Require responsible City departments to maintain infrastructure, community facilities and landscaping throughout the City and especially older areas that tend to be neglected.

~~**Revised 4.1.5:** Minimize congestion in redevelopment areas of the City by changing the Zoning Ordinance to prohibit the construction of single family homes on existing 25 foot wide lots and~~ *Accomplished. In Conservation Districts*, institute a design review process for development of single family residential housing to require adherence to historical design. Design standards should encourage a requirement for side windows.

4.1.6: *Continue to* fund, through CDBG and other sources, a program to acquire dilapidated and vacant houses on 25 foot wide lots and donate or sell the land after demolition to the adjoining property owners or combine lots into larger lots that can be developed for single-family dwellings.

~~**4.1.7:** Amend the Zoning Ordinance to permit the resubdivision of 25 foot wide lots when the resubdivision will reduce the degree of nonconformity and bring a lot closer into conformity with the current minimum single family lot size.~~ *Accomplished*

New 4.1.8: Expand the Adopt-A-Block initiative which promotes affordable home ownership in a concentrated manner through new construction and housing rehabilitation thereby revitalizing older city neighborhoods.

New 4.1.9: Expedite Code enforcement by making non public safety violations civil, not criminal, infractions.

POLICY 4.2: Invest public funds and seek private funding in the redevelopment of deteriorated areas of the City to maintain a quality of life in the City. ~~that will continue to attract industry.~~

Strategy 4.2.1: Older neighborhoods with deteriorated housing should receive high priority for housing and community development assistance to upgrade homes and neighborhoods.

Strategy 4.2.2: Promote private redevelopment efforts by offering technical assistance and loan guarantees.

Strategy 4.2.3: Continue to fund the revolving loan program with public funding to help low and moderate income families maintain their homes and encourage the rehabilitation of existing housing units that have fallen into disrepair or are substandard.

Revised Strategy 4.2.4: In conjunction with redevelopment projects, relocate and provide relocation assistance to residents living in mobile homes. ~~along Jefferson Avenue~~

IMPLEMENTATION 4.2:

4.2.1: Prepare redevelopment plans for the older, deteriorated areas of the City and seek grant funds and earmark funds in the Capital Improvements Program for redevelopment efforts identified in the plan.

4.2.2: Offer technical assistance and grant funding to private developers seeking to redevelop areas that have been identified in the redevelopment plan through the City's Planning and Development Department and the Newport News Redevelopment and Housing Authority.

Revised 4.2.3: Continue to fund the HOMEcare Program as a revolving loan program, through the ~~City's Capital Improvements Program~~ Newport News HOME Program to assist low and moderate income families with housing rehabilitation loans.

4.2.4: Seek a *redevelopment* grant for the area on the west side of Jefferson Avenue from 39th Street to Briarfield Road for redevelopment into a light industrial park.

POLICY 4.3: Continue and expand existing housing rehabilitation programs through departmental and agency coordination.

Strategy 4.3.1: The Department of Codes Compliance should continue to work with the Newport News Redevelopment and Housing Authority to improve the dissemination of information concerning housing rehabilitation programs.

Strategy 4.3.2: Continue the weatherization program for low income home owners and expand other housing assistance programs that assist residents with property maintenance.

Strategy 4.3.3: Continue the housing rehabilitation program for emergency repairs and handicapped accessibility for the elderly and handicapped low and moderate income home owners.

IMPLEMENTATION 4.3:

4.3.1: Disseminate information concerning housing rehabilitation programs through code inspectors with the Department of Codes Compliance and other City departments. *(See also Chapter 8, Public Safety, Goal 8)*

4.3.2: Seek additional grant funding to expand the weatherization program, the housing rehabilitation program for emergency repairs, the handicapped accessibility program and other housing assistance programs.

POLICY 4.4: Institute and implement neighborhood conservation districts in older neighborhoods to preserve the character and integrity of the neighborhood.

Strategy 4.4.1: Develop standards for neighborhood conservation districts that maintain the contextual character of the neighborhood.

Strategy 4.4.2: Support a design review process to achieve quality and compatibility of new development in neighborhood conservation districts.

Strategy 4.4.3: ~~Rezone areas to single family residential, where single family residences exist, to encourage quality single family residential home construction and reduce incompatibility of uses.~~ *Accomplished*

Strategy 4.4.4: Provide incentives to homeowners within neighborhood conservation districts to maintain, restore and beautify their homes.

IMPLEMENTATION 4.4:

4.4.1: Amend the Zoning Ordinance to include new regulations and exceptions for neighborhood conservation districts.

4.4.2: Develop a design standards manual for neighborhood conservation districts that will require new development to conform to the contextual character of the neighborhood.

4.4.3: Institute, by Ordinance, a design review process for neighborhood conservation districts.

POLICY 4.5: Support neighborhoods that currently contain a concentration of publicly owned and federally subsidized housing by providing increased community facilities, services, amenities and infrastructure maintenance.

IMPLEMENTATION 4.5:

4.5.1: Fund, through the Capital Improvements Program, infrastructure improvements, construction of community facilities and other amenities in areas of the City with economically disadvantaged populations.

GOAL 5. Redevelop part of the Downtown into a desirable residential area.

POLICY 5.1: Support housing construction in the Downtown area through the provision of essential public services and encourage the development of community facilities, retail, entertainment and cultural facilities.

Strategy 5.1.1: Provide housing on West Avenue, Washington Avenue and the numbered streets from ~~25th to 35th Street~~ *as recommended by the LDR Maritime Center Plan.*

Strategy 5.1.2: Encourage the development of attached row housing *and mid-rise apartments in downtown as recommended by the LDR Maritime Center Plan.*

IMPLEMENTATION 5.1:

5.1.1: ~~Prepare a detailed redevelopment plan for the Downtown area of the City.~~ *Accomplished by the LDR Maritime Center Plan.*

NEW GOAL 6. Encourage developers and utility companies, through incentives, to build "smart houses" and upgrade the existing housing stock using advanced technology in materials, safety, security, energy efficiency, telecommunications, information access and improved quality of life.

**TABLE 7-8
Assisted Housing Units on the Virginia Peninsula, 1998**

Jurisdiction	No. of Assisted Units	Total Housing Units	% Assisted
Newport News	6,825	76,021	9.0
Hampton	3,661	53,623	6.8
York County	485	20,200	2.4
Williamsburg	104	3,960	2.6
Poquoson	0	4,023	0
James City County	334	18,910	1.8
Total Peninsula	11,409	176,737	6.5

**TABLE 7-9
Assisted Housing by Jurisdiction for Hampton Roads Region, 1998**

Jurisdiction	Public Housing Units	Tenant Based Section 8 Units	Project Based Section 8 Units	USDA	Total Assisted Units	Total Housing Units	% Assisted Units
Newport News	2,139	2,268	2,418	0	6,825	76,021	9.0
Hampton	944	1,771	946	0	3,661	53,623	6.8
Chesapeake	467	883	974	168	2,492	70,000	3.6
Franklin	225	254	0	0	479	3,303	14.5
Norfolk	4,085	1,992	2,620	0	8,697	54,949	15.8
York County	0	45	380	60	485	20,000	2.4
James City County	0	110	0	224	334	18,910	1.8
Williamsburg	104	0	0	0	104	3,960	2.6
Portsmouth	1,096	1,164	1,653	0	3,913	42,283	9.3
Suffolk	466	740	735	72	2,013	18,939	10.6
Poquoson	0	0	0	0	0	4,023	0
Isle of Wight	0	0	0	0	0	10,033	0
Southampton	0	0	0	31	31	6,550	0.5
Smithfield	0	0	50	0	50	2,113	2.4
Virginia Beach	0	742	1,999	0	2,741	148,470	1.8
Totals	9,526	9,977	11,783	555	31,825	533,177	6.0

TABLE 7-10				
Newport News Assisted Housing Changes, 1992 and 1998				
Type of Assistance	1992 Units	1998 Units	Change	Reason for Change
Public Housing	2,389	2,139	-10.5%	Loss of Units at Lassiter Courts
Tenant Based Sec. 8	1,085	2,268	109.0%	Conversion of Project Based Section 8 at Woodsong, Glen Gardens, Lassiter Courts and Newsome Park; and, new Section 8 tenant based awards
Project Based Sec. 8	3,044	2,418	-20.5%	Closure of Woodsong and Glen Gardens
Total	6,518	6,825	4.7%	

TABLE 7-11			
Tax Credit Finance Housing Units in Hampton Roads, 1998			
Jurisdiction	Tax Credit Units	Total Housing Units	% Tax Credit Units
Newport News	1,718	76,021	2.3%
Chesapeake	1,607	70,000	2.3%
Virginia Beach	740	148,470	0.5%
Hampton	633	53,623	1.2%
Norfolk	601	54,949	1.1%
Portsmouth	419	42,283	1.0%
Williamsburg	322	3,960	8.1%
Suffolk	232	18,939	1.2%
Isle of Wight	208	10,033	2.1%
James City County	102	18,910	0.4%
York County	80	20,000	0.4%
Franklin	79	3,303	2.4%
Poquoson	0	4,034	0.0%
Total	6,741	524,525	1.3%

TABLE 7-12
Tax Credit Projects in Newport News

Development	Address	Number of Housing Units
Pinedale Manor	761 Adams Drive	296
River Trace	13667 Warwick Boulevard	56
Seven Oaks Townhouses	731 36th Street	220
Wellesley Woods	600 Wexford Circle	120
Westover Station	8001 Marshall Street	108
Woodview	432 Manor Road	240
546 41st Street	546 41st Street	2
Crossings at Denbigh	494 Crossing Street	274
Hotel Warwick SRO*	2410 West Avenue	88
Kings Ridge Apartments	401 Jester Court	182
Pilot House Apartments	701 Brigstock Circle	132
Total		1,718

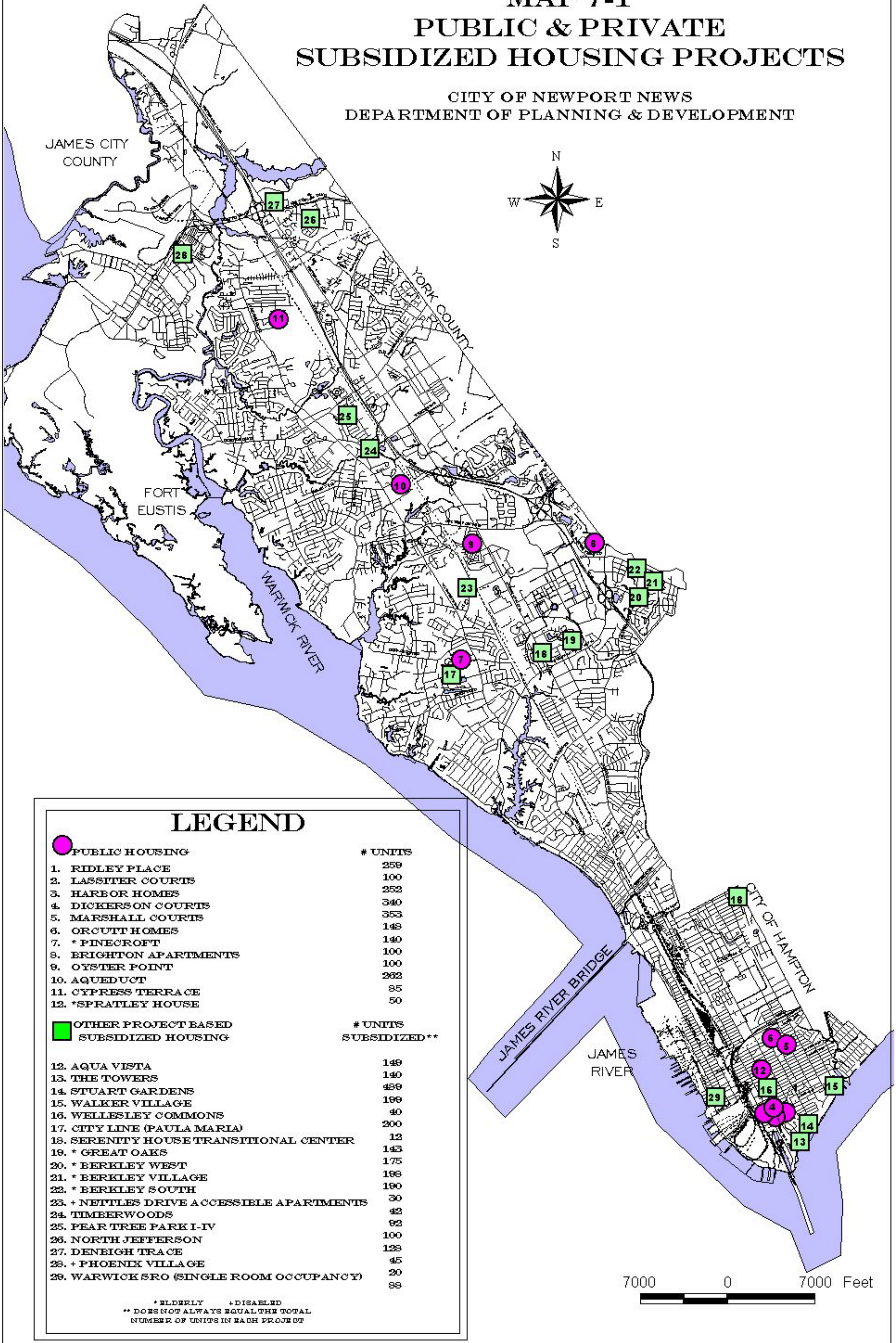
* The 88 units in the Warwick Hotel SRO also receive project based Section 8 assistance

FRAMEWORK FOR THE FUTURE


MAP 7-1


PUBLIC & PRIVATE SUBSIDIZED HOUSING PROJECTS

CITY OF NEWPORT NEWS
DEPARTMENT OF PLANNING & DEVELOPMENT



LEGEND

 PUBLIC HOUSING	# UNITS
1. RIDLEY PLACE	259
2. LASSITER COURTS	100
3. HARBOR HOMES	252
4. DICKERSON COURTS	340
5. MARSHALL COURTS	353
6. ORCUTT HOMES	148
7. * PINECROFT	140
8. BRIGHTON APARTMENTS	100
9. OYSTER POINT	100
10. AQUEDUCT	262
11. CYPRESS TERRACE	85
12. *SPRATLEY HOUSE	50

 OTHER PROJECT BASED SUBSIDIZED HOUSING	# UNITS SUBSIDIZED**
12. AQUA VISTA	149
13. THE TOWERS	140
14. STUART GARDENS	459
15. WALKER VILLAGE	199
16. WELLESLEY COMMONS	40
17. CITY LINE (PAULA MARIA)	200
18. SERENITY HOUSE TRANSITIONAL CENTER	12
19. * GREAT OAKS	143
20. * BERKLEY WEST	175
21. * BERKLEY VILLAGE	168
22. * BERKLEY SOUTH	190
23. + NETTLES DRIVE ACCESSIBLE APARTMENTS	30
24. TIMBERWOODS	42
25. PEAR TREE PARK I-IV	92
26. NORTH JEFFERSON	100
27. DENBIGH TRACE	128
28. + PHOENIX VILLAGE	45
29. WARWICK SRO (SINGLE ROOM OCCUPANCY)	20
	88

* ELDERLY + DISABLED
** DOES NOT ALWAYS EQUAL THE TOTAL
NUMBER OF UNITS IN EACH PROJECT



FRAMEWORK FOR THE FUTURE

MAP 7-2 ADULT CARE FACILITIES

CITY OF NEWPORT NEWS
DEPARTMENT OF PLANNING & DEVELOPMENT

