

February 23, 2023



CRHA
CHESAPEAKE, VIRGINIA

Dear MacDonald Manor Resident:

I am writing to update you regarding plans of Chesapeake Redevelopment and Housing Authority (CRHA) to make improvements to the MacDonald Manor community, and to provide a formal notice associated with those plans as required by Virginia State Law.

CRHA is looking at various programs that could provide funding to renovate the apartments at MacDonald Manor. We are also considering the possibility of demolishing some apartments in MacDonald Manor so that a new apartment building for seniors can be built. During the renovation activities, you will be asked to move out of your apartment into a different apartment in MacDonald Manor in which renovations have been completed. When the time comes, CRHA will provide you with moving assistance. **I want to emphasize that while CRHA may demolish some apartments to make room for the construction of a new apartment building, there are no plans to force any MacDonald Manor residents to move outside of the community.**

During the next several months, CRHA will be exploring financing options to pay for the renovations and new construction, which may require the conversion of MacDonald Manor from the Low Income Public Housing (LIPH) program to the Project-Based Voucher (PBV) program, under the Rental Assistance Demonstration (RAD) program. The conversion of the community under the RAD program, or the demolition of any apartments, will require approval from the U. S. Department of Housing and Urban Development (HUD). In accordance with Virginia State Law, CRHA is required to give each resident formal notice of its intent to “demolish, liquidate or dispose of a housing project,” at least six (6) months prior to any application being submitted to HUD. A copy of this formal notice is attached, which includes a copy of the Virginia Code section that requires the notice, and contact information for you to ask any questions that you may have. A series of resident meetings were held in MacDonald Manor last October and again last week to discuss the renovations planned and the formal notice that is being provided with this letter. We thank those that attended and encourage others to ask any questions of us that you may have regarding the plans for the community. There will be additional informational meetings as the planning process continues and we look forward to seeing you there.

Thank you very much for your interest and I hope to see you all at future meetings with the MacDonald Manor community.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John C. Kownack', is written over the typed name and title.

John C. Kownack
Executive Director

Attachment: Notice of Intent to Demolish, Liquidate or Dispose of a Housing Project



Notice of Intent to Demolish, Liquidate or Dispose of a Housing Project
February 23, 2023

In accordance with Title 36-7.2 of the Code of Virginia, this serves as a written notice that the **Chesapeake Redevelopment and Housing Authority (CRHA)** intends to submit one or more applications to the U.S. Department of Housing and Urban Development (HUD) to demolish, liquidate or dispose of **MacDonald Manor Apartments**.

CRHA is exploring financing options to make renovations to the MacDonald Manor community, including the possible conversion of the apartments from the Low Income Public Housing (LIPH) program to the Project-Based Voucher (PBV) program, under HUD's Rental Assistance Demonstration (RAD) program. While it is anticipated that CRHA will be applying to HUD for permission to demolish some of the existing apartments in MacDonald Manor, most of the existing units would stay in place and be renovated.

Any housing authority is required to serve a notice of intent to demolish, liquidate, or otherwise dispose of such housing project at least six (6) months prior to any application submission date to HUD. Notification must be sent to the Virginia Department of Housing and Community Development, any agency that would be responsible for administering tenant-based rental assistance to persons who would otherwise be displaced from the housing project, and each tenant residing in the housing project.

The anticipated date of application submitted to HUD:

Date: **October 1, 2023**

Local Legal Aid Society:

Name: Legal Aid Society of Eastern Virginia

Address: 125 St. Paul's Blvd.

Suite 400

Norfolk, VA 23510

www.laseva.org

Phone Number: 757.627.5423

Email: info@laseva.org

To request more information on the application process, timeline, and how this may impact residents, please contact:

Name: Nancy Tarkenton, Deputy Executive Director

Phone Number: 757.233.6411

Email: nancy_tarkenton@crhava.org

Website: www.crhava.org

To submit comments in writing regarding the demolition, liquidation, or disposal of MacDonald Manor, please provide them via email to:

Name: Delisha Lamb, Director of Housing

Phone Number: 757.233.6803

Email: delisha_lamb@crhava.org or leave comments in-person at the MacDonald Manor Management Office, located at 1331 MacDonald Road, Chesapeake, Virginia



**As a supplement to this notice, Section 36-7.2 of the Code of Virginia,
Notice of Intent to Demolish, Liquidate, or Otherwise Dispose of Housing Projects,
As Amended, is reproduced below in its entirety**

§ 36-7.2. Notice of intent to demolish, liquidate, or otherwise dispose of housing projects.

A. Any housing authority required to submit an application to the U.S. Department of Housing and Urban Development (HUD) to demolish, liquidate, or otherwise dispose of a housing project shall serve a notice of intent to demolish, liquidate, or otherwise dispose of such housing project containing the requirements listed in subsection C at least six (6) months prior to any application submission date to (i) the Virginia Department of Housing and Community Development and (ii) each tenant residing in the housing project.

B. The authority shall also provide notice containing the requirements listed in subsection C to any prospective tenant who is offered a rental agreement at the covered housing project subsequent to the initial notice sent pursuant to subsection A prior to the prospective tenant signing the rental agreement or paying any deposit.

C. Notice of intent to demolish, liquidate, or otherwise dispose of a housing project shall include:

1. The anticipated date upon which an application to demolish, liquidate, or otherwise dispose of the housing project will be submitted to HUD;
2. The name, address, and phone number of the local legal aid society;
3. Instructions for requesting more information pertaining to the application process, timeline, and implications for the tenant; and
4. Instructions for submitting written comment to the housing authority regarding the demolition, liquidation, or disposal of the housing project.

D. Notwithstanding the foregoing, the housing authority shall not require any tenant currently residing in such housing project to surrender possession of his unit until at least 12 months after serving the notice required by subsection A except as otherwise provided by law.

E. During the 12-month period subsequent to the provision of the notice required by subsection A, the housing authority shall not (i) increase rent for any tenant above the amount authorized by any federal assistance program applicable to the housing project; (ii) change the terms of the rental agreement for any tenant, except as permitted under the existing rental agreement; (iii) evict a tenant or demand possession of any dwelling unit in the housing project, except for a lease violation, including the tenant's failure to pay rent or other charges required by the lease, or violation of law that threatens the health and safety of the building residents; or (iv) take any action to demolish, liquidate, or otherwise dispose of the public housing project or a portion of the public housing project.

F. Any party that is entitled to receive notice under this section may bring a civil action to enjoin action by the housing authority or recover actual damages for any violation of this section, including any court costs and reasonable attorney fees.