



May 19, 2023

Dear Schooner Cove Resident:

I am writing to update you regarding plans of Chesapeake Redevelopment and Housing Authority (CRHA) to seek permission from the U.S. Department of Housing and Urban Development (HUD) to convert the Schooner Cove Apartments from the Low-Income Public Housing (LIPH) program to the Section 32 Homeownership program. Approval under the Section 32 Homeownership program may provide opportunities for residents of Schooner Cove to purchase the properties they currently rent and build equity for the future.

The conversion of Schooner Cove Apartments under the Section 32 Homeownership program, if approved by HUD, will require the "disposition" of the public housing project. 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 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.

CRHA Family Self-Sufficiency staff has already met with some residents of Schooner Cove to provide information on the upcoming opportunities for homeownership, and an additional session is scheduled for Saturday, May 27<sup>th</sup>, from 10:00 am to Noon, at the Geneva Square Community Center (700 Geneva Avenue). It is anticipated that homebuyer readiness activities will begin shortly for those Schooner Cove residents that wish to pursue homeownership. For those residents that wish to continue renting from CRHA, I want to emphasize that income based rental choices will continue to be provided in some of the current Schooner Cove units. In addition, upon approval from HUD, Schooner Cove residents may be provided the opportunity to utilize tenant-based rental assistance to move to private housing if they desire.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "John C. Kownack", is written over a printed 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**  
**May 22, 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 **Schooner Cove Apartments**.

CRHA is exploring programmatic and financing options to provide homeownership opportunities for residents of Schooner Cove Apartments, including the possible conversion of the apartments from the Low-Income Public Housing (LIPH) program to homeownership under Section 32 of the U. S. Housing Act of 1937. 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 (DHCD) for 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: **December 1, 2023**

**Local Legal Aid Society:**

Name: Legal Aid Society of Eastern Virginia

Address: 125 Saint Paul's Blvd.

Suite 400

Norfolk, VA 23510

[www.laseva.org](http://www.laseva.org)

Phone Number: 757.627.5423

Email: [info@laseva.org](mailto: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](mailto:nancy_tarkenton@crhava.org)

Website: [www.crhava.org](http://www.crhava.org)

**To submit comments in writing regarding the demolition, liquidation, or disposal of Schooner Cove Apartments, please provide them via email to:**

Name: Delisha Lamb, Director of Housing

Phone Number: 757.233.6803

Email: [delisha\\_lamb@crhava.org](mailto:delisha_lamb@crhava.org) or via regular mail or in-person at the Schooner Cove Management Office, located at 700 Geneva Avenue, Chesapeake, Virginia, 23323



**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 (DHCD) 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/her 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.