

Fall 2008 DHCD

# COMMUNITY CONNECTION



## Housing and Community Development News

- Spotlight - Southside Outreach Group
- Shelton receives James Reeves Award
- Shelter grants provide second chance
- New technology enhances code change training
- Familiar face enters retirement

Page 2

## DHCD Developments

- New logo reflects vision for the future
- Barber to speak at Governor's Housing Conference
- New technology closes communication gap
- Agency calendar and observances

Page 11

## DHCD Community Events

- National Homeownership Month celebration
- Building Safety Week recognized
- Foreclosure Community Impact Summit provides view of the issue for Virginia localities
- Volunteers take on clean-up

Page 15



**Bill Shelton**  
Director

## Letter from the director

A lot has changed since the last edition of DHCD Community Connection was released.

This summer, Virginia was ranked 11th in the nation for the number of foreclosure filings, according to RealtyTrac. While these numbers may not be entirely representative of Virginia's foreclosure challenges, it is quite clear that the number or foreclosures is rising and that this not only impacts those who face losing their homes, but also entire communities.

In response to the increasing impact of foreclosures across the nation, this summer Congress passed and the President signed the Housing and

Economic Recovery Act of 2008. This comprehensive legislation addresses the foreclosure challenge in a number of ways, and the Virginia Department of Housing and Community Development (DHCD) will have a role to play.

Through our partnerships with the Virginia Housing Development Authority (VHDA), the Virginia Community Capital, and others, we will be working closely with community leaders and local service providers to ensure resources made available through this legislation are used in a manner which has the greatest impact on stemming foreclosures and their "ripple effect" on communities.

The legislation proposes \$3.92 billion in new Community Development Block Grant funding for neighborhood stabilization, and the US Department of Housing and Urban Development (HUD) will soon be issuing notice of how these funds will be distributed throughout the US. Utilizing this funding effectively and efficiently will require collaboration between state

and local governments.

The bill also provides \$300 billion to the Federal Housing Administration (FHA) utilize in allowing homeowners facing foreclosure to refinance to lower fixed-rate, 30 year mortgages, and provides additional funding to provide housing counseling to those at risk of foreclosure.

Additionally, the housing bill increases the amount of low income housing tax credits administered by VHDA, and calls for the creation of a time limited federally funded state housing trust fund for low-income rental housing.

To stimulate the declining housing market, the bill provides for an expansion of mortgage revenue bond funding to provide an enhanced source of mortgage money, and provides one time \$7,500 tax credit for first time homebuyers, or those who have not owned a home in three years. The tax credit must be re-paid at zero percent interest by homebuyers over the next



Virginia Department of Housing and Community Development

15 years, and only those who purchase during a specified time period would qualify.

As more details about the housing bill come to light, DHCD will be working closely with our partners in the housing arena to implement these programs and increase public awareness about the benefits and resources that are available to them to maintain their homes or to become homeowners.

The Virginia Foreclosure Prevention Task Force, as you will read on page 18, is also closely monitoring the impacts of foreclosures on Virginians and their communities, and has

so far brought together many stakeholders in the process to make recommendations and changes aimed at addressing these complex issues.

We hope you find this article interesting, and take time to read about the many other activities DHCD has been focused on over the past few months. Thank you for taking the time to read this issue of the DHCD Community Connection.

Sincerely,  
Bill Shelton, Director



## *Housing and Community Development Features*

### Spotlight – Southside Outreach Group

On a cool Saturday evening in November, 1995, a group of former Halifax County Jaycees members gathered to discuss the needs they had witnessed in their community – the needs of their neighbors for decent and safe housing, the need for indoor plumbing for many families, and the need for affordable, workforce housing.

The group continued to meet on Saturday evenings for months afterward, and from that initial meeting came the formation of the Southside Outreach Group, a 501(c)3 nonprofit Community Housing Development Organization (CHDO) with the mission of providing “decent, safe, and sanitary housing to low to moderate income families.”

At the helm of Southside Outreach Group is Earl Howerton, a Halifax native and former employee of the Virginia Department of Housing and Community Development (DHCD).



*Southside Outreach Executive,  
Director Earl Howerton*

Howerton began his career at the Halifax County Community Action Agency, where he spent 14 years as a construction supervisor in the weatherization program. It was there that Howerton began to learn more about the needs in the community – and the state, local and nonprofit programs available to address those needs.

In 1980 when Howerton joined the Halifax Jaycees, a community service organization dedicated to fostering leadership skills and personal development through volunteer projects such as cutting wood for the elderly, stocking food pantries, and more, Howerton says he began to see “the bigger picture.”

“There was so much need,” said Howerton. “People were living in substandard housing – housing with no indoor plumbing, inadequate heating, no electrical service and major structural

problems. One elderly person whom we helped was about 65 years old, had never had a bathroom in her house, and had never had electrical service. She had never taken a bath in a tub... “

“The need was great.”

While working to get Southside Outreach Group off the ground, Howerton took a position with DHCD in the Project Management Office in the Division of Community Development. As a community representative, Howerton learned about economic development, housing production, housing rehabilitation, and more.

“I was able - through my work at DHCD, to learn more about the different housing programs that are available, and to identify funders that would provide resources to nonprofit organizations,” said Howerton. “I worked closely with local governments and nonprofits and was able to see how partnerships and collaborations enable projects to move forward more quickly.”

The partnership and collaboration approach is a hallmark of the way Southside Outreach Group conducts business. After Howerton left DHCD to become executive director of Southside Outreach Group, the organization became a sub-recipient of DHCD’s Indoor Plumbing Rehabilitation (IPR) program, where they rehabilitated standard housing throughout Halifax, Henry, Surry, Alleghany, Dinwiddie and Greensville counties.

In 2005, the group took things a step forward.

After meeting with DHCD staff, the Halifax county administrator, South Boston’s town manager, the executive director of Halifax Community Action Agency, and the executive director of the Southside Planning District Commission, the organization moved forward with a plan to build workforce housing.

The Sunnybrook Housing Production Project, Phase I broke ground in the summer of 2005. Just 13 months later, 12 homes had been constructed at a cost of \$100,000 each. However, through a variety of funding resources, the homes were made available at \$70,000 for families at or below 60 percent of the area median income. Phase II broke ground in the summer of 2007. Just 13 months later, 10 more homes have been constructed at a cost of \$115,000.

“We used Community Development Block Grants and HOME funds from DHCD,” said Howerton, “along with construction financing from American National Bank of South Boston and a lot of assistance from the county and town.” 60% of these homes were made available to families at or below 60% of the area median income and 40% of the homes were made available to families at 80% of the area median income. Mortgage financing was provided by VHDA, USDA Rural Development, and First Citizens Bank.

To help first-time homebuyers, Southside Outreach Group’s Southside Homebuyer’s Club stepped forward to offer credit counseling, budgeting, and homeowner education to future Sunnybrooke residents.

As a result, “we have not seen any foreclosures,” said Howerton. “Everyone is paying their bills, everyone has a traditional fixed-rate loan product, and everyone is enjoying the benefits of becoming a homeowner.”

“Not only do we want to see individuals and families have access to affordable housing in Virginia, we want to ensure that they can maintain it,” said Bill Shelton, director of the Virginia Department of Housing and Community Development (DHCD).

“That’s why the counseling and preparation offered by Southside Outreach is so important, they have worked with their purchasers to help them improve their credit, make them aware of the costs of homeownership, and offered homes that are sustainable and energy efficient.”

The project was a win-win for the county, the town, homeowners, and Southside Outreach group. In fact, the project took home the Best Housing Development award at the 2006 Governor’s Housing Conference. This summer, Howerton and the staff of Southside Outreach group – Earlene Powell, George Easley, Ronnie Lightfoot, and Brandi Bostick celebrated another milestone – the completion of Sunnybrooke Phase II.

Phase II is bringing 10 homes to the community for low-to-moderate income working families. The new homes sit adjacent to the properties completed under Phase I.

Up next, the organization will continue to work with the IPR program – focusing on housing in Amelia, Nottoway, Henry and Prince Edward Counties. In the future, Howerton says, the group may look into an Infield Housing Project, designed to transition renters into homeowners.

Howerton says he will continue his



*Southside Outreach Group award winning Sunnybrooke subdivision*

work with Southside Outreach until the needs have been met throughout Southside Virginia.

“I just feel an obligation to do what I can do, to help individuals have safe, decent and affordable housing. I think economic development and housing should go hand-in-hand. Bringing jobs into an area is good and very much needed – but in the same instance – these persons need safe, decent and affordable housing.”

For more details on the application/proposal process please contact DHCD at (804) 371-7100 or e-mail at [HFUNIT@dhcd.virginia.gov](mailto:HFUNIT@dhcd.virginia.gov).

# Shelton receives James Reeves award at annual COSCDA dinner

The James Reeves Member Contribution Award is presented each year at the annual meeting of the Council of State Community Development Agencies (COSCDA), a national nonprofit organization composed of state leaders in housing and community development issues formed in 1974.

This year, Bill Shelton, Director of the Virginia Department of Housing and Community Development (DHCD) received this prestigious award at the annual meeting held in Williamsburg Virginia in September.

The award recognizes an individual COSCDA member who has made the most significant and sustained contribution to the work and mission of COSCDA during the past five years, has sustained participation in the work of COSCDA, demonstrated results in promoting and advancing the mission of COSCDA, and who has served as a “model” for membership involvement and participation.

Nominated by Edward Geiger, III, the President of COSCDA and CRD Division Deputy Director for the Pennsylvania Department of Community and Economic Development, Shelton was applauded for “developing a strong strategic planning process for COSCDA and the board.”

“His effort to establish that practice and assure its continued integration into the deliberations and meetings of the board helped put COSCDA on a track to become more visionary and prepared for the future.”

“Bill was able to provide a strong connection between COSCDA and other major partners in the housing and community development field because of his leadership in those organizations,” said Geiger in his nomination, which was read at the award presentation ceremony.

“It is an honor to be recognized by my peers in COSCDA,” said Shelton. “COSCDA is a great organization and I have always gotten more in return than I have given.”

Shelton has served as President of COSCDA for two years, and has chaired many various committees and workgroups. His activities include membership in the National Council of State Housing Agencies, and as the representative for the Governor on the Appalachian Regional Commission.

“His collaboration at this level has been effective in supporting coalitions, and developing joint actions that support community development among these multiple organizations.”

“He has been a true role model for how to advocate for the good of community development.”

Shelton’s nomination was selected by the Awards Committee appointed by the board





# DHCD's shelter support grants provide a second chance for Virginia's homeless

This June Governor Timothy M. Kaine announced the award of \$9 million in shelter grants for 122 homeless shelters across the Commonwealth. The grants, administered by the Virginia Department of Housing and Community Development (DHCD), are used to provide operating and program support for Virginia's emergency and transitional shelters.

"The homeless population in Virginia is among the most vulnerable in the state," said Governor Timothy M. Kaine. "These grants are important in assisting them to make positive changes in their lives – to become more productive members of the community, to strengthen their families through times of crisis, and to care for their children."

Grant recipients are nonprofit and local government providers of emergency shelter and transitional housing for the homeless in Virginia. The grants are being provided through four program areas: State Shelter Grants, federally funded Emergency Shelter grants, Child Service Coordinator Grant, and the Child Care for the Homeless Children grant program.

"The State Shelter Grant has been an essential funding source for *ForKids* because it provides funding for services that are difficult to fund elsewhere in the community," said *ForKids* Executive Director Thaler McCormick.

*ForKids* is an emergency and transitional shelter operating in Norfolk, Virginia. *ForKids* provides shelter services for [many found here](#).

"Our emergency shelter is staffed 24 hours a day, seven days a week," said McCormick. "Shelter staffing, while necessary, isn't terribly compelling for many donors."

*ForKids* uses funding they receive from DHCD State Shelter and Emergency Shelter grants to support operation, administration and supportive services for their facilities.

*ForKids* also utilizes funding provided through DHCD's Child Care for Homeless Children program, and the Child Services Coordinator Grant to assist homeless families with the cost of child care while they are employed or enrolled in an educational/job training program.

The funding provides salary support for the shelters' child services coordinator, responsible for ensuring children in the shelters receive health and mental health care, and that their educational needs are met.

"In light of federal cuts in services for the homeless, we are relying more heavily on the State Shelter Grants for critical services like case management," said McCormick.

The impact of these programs can be seen in success stories such as that of Jan and Alexis, who three years ago were provided shelter and support at Haven House, an emergency shelter run by *ForKids*.

Three years ago, Jan had just escaped from an abusive marriage when she and her six-year-old daughter Alexis were evicted from a rat infested apartment. With nowhere to go, they were welcomed into Haven House.

"I laid on the bed and cried," said Jan of the first night at the shelter. "Alexis was upstairs with the other children having a ball. I looked at our room – there were two bunk beds and a dresser. I knew then that I had to make a decision. I can get up and try to do what the program wants me to do and put my faith in God, or I can leave and live out of my car."

Jan took full advantage of the services and programs offered by ForKids, was hired as a bus driver for Norfolk Public Schools, and moved into a ForKids run transitional housing program.

Three years after moving into that emergency shelter, Jan and Alexis became homeowners – after working 251 sweat-equity hours, they moved into a home in Habitat for Humanity's Huntersville neighborhood.

"Jan and Alexis embody the *ForKids* mission," said McCormick. "They have moved from homelessness to homeownership."

The mission of *ForKids* mirrors that of the Virginia Department of Housing and Community Development (DHCD), which is committed to creating safe, affordable, and prosperous communities to live, work and do business in Virginia.

"This is just one of many success stories that we see everyday from our 122 shelter grantees," said Shea Hollifield, deputy director of the Division of Housing. "The support that we provide to these shelters through this critical funding is essential in providing a safe place for individuals, families, and children to work toward getting back on their feet with the help that they need."

For more information about DHCD's shelter support services, visit: [www.dhcd.virginia.gov](http://www.dhcd.virginia.gov).



Naidrea shows off her deliciously clever creation from Color Me Mine.



Harmonica and Harmonies at Haven House



## FISCAL YEAR 2009 SHELTER GRANT SERVICE PROVIDERS

Action in Community Through Service of Prince William, Inc.  
 Alexandria Office On Women/Battered Women's Shelter  
 Alexandria, City of Department of Human Services  
 Alive, Inc.  
 Arlington County Government  
 Arlington-Alexandria Coalition for the Homeless, Inc.  
 Avalon: A Center for Women and Children  
 Bedford County DSS-Domestic Violence Services  
 Bethany House of Northern Virginia, Inc.  
 CARITAS  
 Carpenter's Shelter  
 Catholic Charities of the Dioceses of Arlington  
 Center for Hope and New Beginnings  
 Choices, Council on Domestic Violence for Page County  
 Christian Relief Services, Inc.  
 Citizens Against Family Violence, Inc.  
 Clinch Valley Community Action (Family Crisis Services)  
 Community Housing Partners  
 Community Lodgings, Inc.  
 Community Touch, Inc.  
 Community Transitional Housing Program, Inc.  
 Crisis Assistance Response Emergency Shelter, Inc.  
 Crossroads Shelter, Inc.  
 Culpeper Community Development Corporation  
 The Daily Planet  
 Doorways  
 DOVES, Inc.  
 Eastern Shore Coalition Against Domestic Violence  
 Ecumenical Family Shelter, Inc. A.K.A. The Dwelling Place  
 Family Crisis Support Services, Inc.  
 Family Resource Center  
 Fauquier Family Shelter Services, Inc.  
 First Step: A Response to Domestic Violence, Inc.  
 ForKids, Inc.  
 Franklin County Family Resource Center  
 Freedom House  
 Friend of Guest House, Inc.  
 Genevieve Shelter  
 Good Shepherd Alliance, Inc.  
 Good Shepard Housing Foundation

Greater Orange Community Development Corporation, Inc.  
 Hampton Ecumenical Lodgings and Provisions, Inc.  
 Hampton-Newport News Community Services Board  
 Hanover Safe Place (Hanover Domestic Violence Task Force)  
 Harrisonburg/Rockingham Area Thermal Shelter  
 The Haven Shelter and Services, Inc.  
 The Healing Place  
 Help and Emergency Response  
 Hilliard House  
 HomeAgain (formerly Emergency Shelter, Inc.)  
 Homestretch  
 Hope House of Scott County  
 Hostel of the Good Shepherd  
 Judeo-Christian Outreach Center  
 The Laurel Center Intervention for Domestic & Sexual Violence (Shelter for Abused Women)  
 Laurel Shelter, Inc.  
 LINK of Hampton Roads, Inc.  
 Loudoun Citizens for Social Justice/LAWS  
 Loudoun County Department of Family Services  
 Lynchburg Community Action Group, Inc.  
 Lynchburg Daily Bread  
 Menchville House Ministries, Inc.  
 Mercy House, Inc.  
 Miriam's House, Inc.  
 Monticello Area Community Action Agency  
 New Directions Center, Inc.  
 New Hope Housing, Inc.  
 New River Family Shelter  
 Northern Virginia Family Service  
 Office of Human Affairs  
 Our House Families ( FormerlyCommunity Resource Network of Chesapeake, Inc.)  
 People and Congregations Engaged in Ministry  
 People Incorporated of Southwest Virginia  
 Portsmouth Area Resources Coalition, Inc.  
 Portsmouth Christian Outreach Ministries  
 Portsmouth Volunteers for the Homeless, Inc.  
 Prince William County Department of Social Services  
 Prince William County Office of Housing and Community Development  
 Project Horizon, Inc.  
 Rappahannock Council on Domestic

Violence  
 Rappahannock Refuge, Inc./Hope House  
 Region Ten Community Services Board  
 Response, Inc.  
 Reston Interfaith, Inc.  
 Roanoke Valley Interfaith Hospitality Network  
 Safehome Systems, Inc.  
 Salvation Army of Alexandria  
 Salvation Army of Charlottesville  
 Salvation Army of Harrisonburg  
 Salvation Army of Lynchburg  
 Salvation Army of Norfolk (Tidewater Area Command)  
 Salvation Army of Petersburg  
 Salvation Army of Richmond  
 Salvation Army of Roanoke  
 Salvation Army of Williamsburg  
 Salvation Army of Winchester  
 Salvation Army Peninsula Command  
 Samaritan House, Inc.  
 Scenario, Inc  
 Serve, Inc.  
 Services to Abused Families, Inc.  
 Shelter for Help in Emergency  
 Shelter House, Inc.  
 Shenandoah Alliance for Shelter  
 St. Joseph's Villa  
 Southside Center for Violence Prevention, Inc.  
 Thurman Brisben Homeless Shelter, Inc.  
 Total Action Against Poverty  
 Transitional Housing Barn, Inc  
 Transitions Family Violence Services  
 Trust - Roanoke Valley Trouble Center  
 Virginia Beach Community Development Corporation  
 Volunteers of America Chesapeake, Inc.  
 Arlington Residential Program Center  
 Volunteers of America Chesapeake, Bailey's Crossroads Shelter  
 Volunteers of America Chesapeake, Hilda Barg Homeless Prevention Center  
 Volunteers of America Chesapeake, Virginia Beach Lighthouse  
 Warren County Council on Domestic Violence  
 Women's Resource Center of the New River Valley  
 YWCA of Central Virginia  
 YWCA of Richmond  
 YWCA of the Roanoke Valley  
 YWCA of South Hampton Roads

## 2006 Code Change Training saves time and money for Virginia's localities

Every three years, the Virginia Board of Housing and Community Development adopts changes to the Virginia Uniform Statewide Building Code (USBC), administered by the Virginia Department of Housing and Community Development (DHCD)'s Division of Building and Fire Regulation, and enforced at the jurisdictional level by local building departments.

In accordance, every three years, the division's Training and Certification Unit (TCU) begins the process of coordinating the new Code Change Training program to be offered throughout the state through the Jack A. Procter Virginia Building Code Academy (Code Academy).

Training is mandated for all of the approximately 2,820 code enforcement personnel and certificate holders throughout the state on the new and updated codes, including changes to the USBC, the State Fire Prevention Code (SFPC), and related regulations.

With increasing fuel costs and demands on work schedules – and shrinking budgets - travel to a three-day training program can take a toll on localities in both expense and time out of the office.

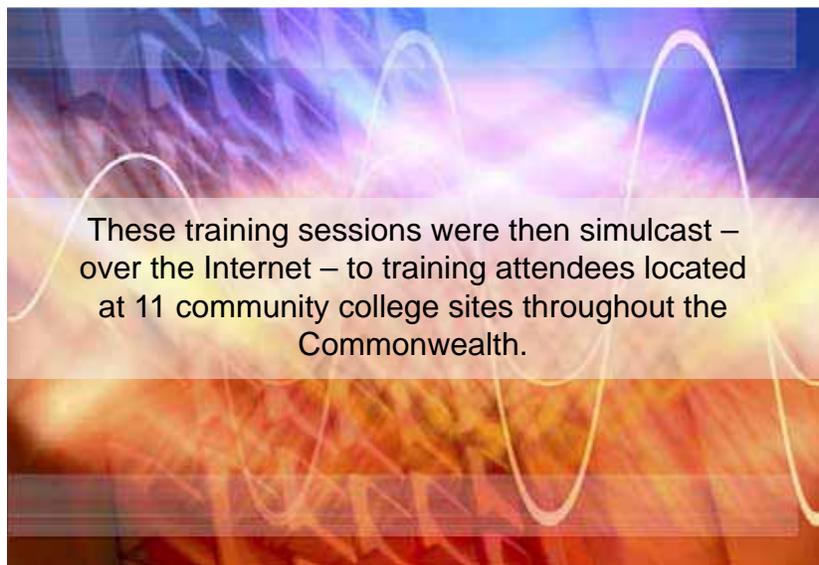
"We wanted to do something new that would address these barriers to attending training, but that would still provide a consistent training program to all of our mandated attendees," said Sandi Morris, manager of the Training and Certification Unit (TCU) at DHCD.

The solution was in a technology-based simulcast format using the Internet.

The TCU partnered with the Community College Workforce Alliance (CCWA) and York Media to develop a semi-online training program.

Pre-recorded code training presentations were filmed using seasoned Code Academy instructors each presenting in their discipline or area of expertise. These training sessions were then simulcast – over the Internet – to training attendees located at 11 community college sites throughout the Commonwealth.

"Through the simulcast format, we were able to reduce the travel and associated expenses required by our code enforcement community to attend this mandated training," said Morris. "In most cases a person did not have to drive more than an hour to reach their nearest community college."



These training sessions were then simulcast – over the Internet – to training attendees located at 11 community college sites throughout the Commonwealth.

The new training sessions are not one-sided, with information only being presented to a captive audience.

"We realize that the material we are covering is very technical in nature," said Morris. "And as such we expect there to be a lot of questions."

In each community college classroom, a site facilitator is available to take questions from class attendees. The facilitator accepts questions and sends them – via the Internet – to a panel of instructors made up of Code Academy teachers and content experts, who appear live from Manassas through a Webcast during each training session.

During breaks between training sessions, the panel takes time out to research and answer the questions they receive on their laptops throughout the day.

"Previously, our Code Academy instructors might be asked a question on the spot that they needed time to research before answering," said Morris. "Now, they can receive a question on their computer while the training is in session, and have some lead time to research the response to that question before the live question and answer section."

In the first two weeks of the new simulcast training format, the instructor panel answered more than 400 individual questions of the more than 2,000 code officials who attended those first training events. To-date, more than 4,000 have received their mandated code change training from the convenience of their closest community college.

The program has received mostly positive feedback, and acknowledges there may be room for improvement in the future. While a specific cost savings to DHCD has not yet been calculated, the new training program is creating a real cost savings in terms of staff resources and travel time for the localities who must send their code officials every three years.

Other state agencies and organizations have viewed DHCD's new training program and are evaluating and considering this format for their continuing education programs.

"We feel it has been a real success and look forward to continuing with this new format in the future," said Morris.

## Community College Simulcast Training Locations

- Virginia Highlands, Abingdon
- Blue Ridge, Weyers Cave
- John Tyler, Chester
- Paul D. Camp, Suffolk
- NOVA, Manassas
- NOVA, Springfield
- NOVA, Annandale
- Piedmont Virginia, Charlottesville
- Virginia Western, Roanoke
- Central Virginia, Lynchburg
- John Tyler, Featherstone
- Thomas Nelson, Hampton
- Germanna, Fredericksburg

## Familiar face enters retirement

After 37 years of dedicated state service, staff of the Virginia Department of Housing and Community Development (DHCD) gathered on May 15 to celebrate the retirement of State Building Code Administrator Curtis McIver.

For many in the building code enforcement careers, particularly those in the industrialized building and manufactured housing industries, McIver was well-known as someone they could call to help solve many of the issues and challenges local building officials and others come across during their daily work.

Whether it be a homeowner, landlord, architect, engineer or a building official, McIver was always took pride in listening to the situation and taking the time to research the code, and help find an answer or solution that will help move projects forward.

"Just when you think you've heard it all, you get something new," laughed McIver. Shortly before retiring, McIver helped interpret building code requirements for a local building official reviewing an application from a resident to build a tree house.

Of course, this wasn't your average child's tree house.

"This was literally a residential dwelling that the resident wanted to build in the trees," said McIver. "They had specialists come out and examine the trees, but there was nothing in the code that applied specifically to this situation."



*Bill Shelton and Curtis McIver at  
McIver's retirement celebration*

After further review, the issue was resolved using alternate and equivalent code requirements. The resident will get his tree house.

McIver started his state government career after working for more than nine years at the City of Richmond's Bureau of Engineering as a building inspector. In 1980, McIver came to work for DHCD in the Division of Building and Fire Regulation.

Throughout his career, McIver's proudest accomplishment was his participation in the establishment of the Virginia Manufactured Housing Board (VMHB).

The VMHB was established in 1992 to develop licenses for manufacturers, dealers, brokers, and salespersons in the manufactured housing industry. Since its inception, McIver served as secretary of the board and helped draft licensing and other regulations.

Mclver was also involved with the board's establishment of the Transaction Recovery Fund, which provides protection for manufactured housing consumers. The VMHB receives consumer complaints on manufactured homes, and makes case decisions to resolve them – sometimes using money from the Transaction Recovery Fund to reimburse consumers for damages or loss.

“Since it began, the fund has paid out \$367,000 to consumers for losses,” said Mclver. “It has helped the industry grow by providing support for consumers, who feel more confident purchasing a manufactured home knowing this fund is there should there be a problem.”

In 2002, the Virginia Manufactured and Modular Housing Association (VAMMHA) elected Mclver to their Hall of Fame. More than two-thirds of the VAMMHA Board of Directors and present Hall of Fame members were required to induct Mclver.

The plaque, which hung in his office, reads “In recognition of unselfish dedication to the Manufactured Housing Industry.”

“I was really... rather honored,” said Mclver. “When an industry that you regulate holds you in such high esteem, it's an honor.”

Ron Dunlap, president of VAMMHA, has only kind words and well wishes for Mclver.

“When I came to this position in 1982, Curtis was one of the first people I met,” said Dunlap. “More than anyone else in the industry, or in the national association, Curtis has been the biggest help in solving problems with building officials, HUD code, just anything. He has been a major part of developing the Virginia Manufactured Housing Board, and over the years has just been an exceptional friend to me.”



**2002 VAMMHA Hall of Fame Recipients John Rick, Ron Dunlap, and Curtis Mclver**

Curtis plans to continue a working relationship with DHCD in the future, possibly instructing and facilitating for the code academy modules.

Meanwhile, the Mclver's will be moving into their new home near Wintergreen at the end of April and plan to continue travel – possibly visiting Ireland and Scotland again soon.

“I'd like to express my thanks and appreciation to all of the great folks that I have worked with at DHCD over the years for everything that they have helped me with and all of the assistance that has been provided to me,” said Mclver at his retirement celebration.

“If you can count your friends as blessings, I have been very, very fortunate and extremely blessed to have experienced the friendship of the many wonderful folks in this agency.”

# DHCD Developments



## Agency's new logo reflects vision for the future

For nearly nine years the familiar Virginia Department of Housing and Community Development (DHCD) logo – a circle with shape of houses around the perimeter, has come to symbolize the Virginia Department of Housing and Community Development.



and community development programs, to developing and regulating Virginia's building and fire codes.

The new logo manages to incorporate something each division of the agency can see themselves in.

This summer, a new logo has replaced and updated the image of the agency.

Designed by DHCD's Graphics and Publications Specialist Stephen Austin, the new logo features "Virginia," the outline of a house, and other graphic elements open to interpretation.

"As our agency continues to grow in our efforts to meet our mission each year, the old logo failed to encompass everything we do as an agency," said Bill Shelton, director of DHCD.

"The new logo identifies us at the state level, and represents a forward momentum that we have as we make progress in our goals throughout the state."

The redesign process began this spring with the goal of producing a logo that could encompass all facets of DHCD – not an easy task. The agency's programs range from supporting Virginia's homeless, to promoting economic

"It has a fresh, energetic look that is appropriate for DHCD, and represents the progress we are making in advancing a wide range of housing needs," said DHCD Deputy Director of the Division of Housing, Shea Hollifield.

The Division of Building and Fire Regulation (DBFR) also sees its mission in the new logo.

"What struck me most about the new logo is how the wave emitting from the building represents the agency looking beyond the present and into the future," said Deputy Director of the DBFR Emory Rodgers.

"As we explore ways to make even better and safer our buildings and infrastructure, this new logo represents ways in which our building and fire prevention codes foster affordability, energy conservation, hazard mitigation, and accessibility and sustainability of our natural resources."

And members of the Division of Community development

see the design reflective of a downtown community, with city blocks representing community.

No matter how you see the logo, the fresh look of the logo represents the new face of DHCD. This most visible change is representative of other new ways the agency is looking toward the future. In this edition of DHCD Community Connection, you will read about DHCD's new

efforts to communicate through YouTube, podcasting, blogs, and more.

For now, the new DHCD logo will soon be appearing on project signs throughout the Commonwealth.

## Barber to speak at 2008 Governor's Housing Conference

This fall the Governor's Housing Conference will welcome athlete, broadcaster, author, producer, actor, corporate spokesperson, scholar, philanthropist – and affordable housing advocate - Tiki Barber to the conference as keynote speaker.

Barber, a Roanoke, Virginia native and alumni of the University of Virginia with a degree in Management Information Systems, was drafted in the second round of the 1997 draft to the New York Giants, from which he retired in 2006 as the Giant's all-time rushing and reception leader.

During his playing days Barber was a weekly co-host on FOX News' morning program FOX and Friends, Sirius Satellite radio's Ronde and Tiki's Barber Shop, and The National Sweep with Tiki Barber, a radio show delving into politics, news and entertainment that featured guests such as John McCain, Matt Lauer, the U.S. Surgeon General, and Daniel Kurtzer, former U.S. Ambassador to Israel.

In 2007, Barber entered into a joint venture with The Related Companies for the purposes of renovating low-income housing, including more than 3,000 units in Virginia and more than 100,000 units in the New York-New Jersey metro area alone.

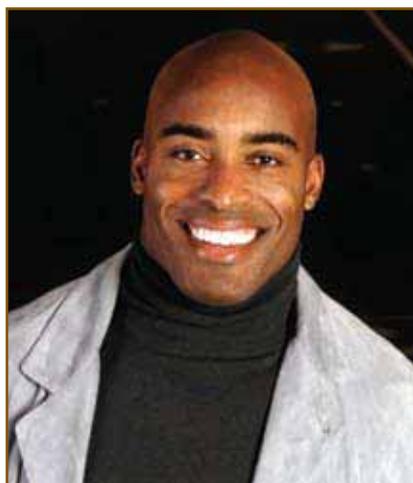
Through Tiki Ventures, Inc., Barber will be instrumental in the \$150 million purchase and rehabilitation of 3,500 residential units in Virginia and North Carolina, which will be made available for residents at or between 50 to 60 percent of the Area Median Income for a minimum of 30 years.

Barber devotes time and money to the Children's Miracle Network, the Fresh Air Fund and the Robin Hood Foundation, among others. Barber is the author of the 2007 memoir Tiki: My Life in the Game and Beyond. A staunch advocate for literacy, he has also co-authored, with his twin brother Ronde, three successful children's books and is under contract to write two young-adult novels.

At the podium, he shares his belief in the influence business leaders and CEOs can have, and stresses the importance of teamwork, determination and humility in creating success both in life and in business.

Barber is a regular correspondent for NBC Universal, appearing frequently on the Today Show and serving as an analyst for NBC's Football Night in America. Barber will also be a contributor to the 2008 and 2010 Olympics.

This year's Governor's Housing Conference will be held Nov. 12 – 14 at the Hampton Convention Center in Hampton, Virginia. For more information and to register, visit: [www.vagovernorshousingconference.com](http://www.vagovernorshousingconference.com).



Nov. 12 – 14  
at the Hampton  
Convention Center

## New technology closes communication gap for many of the agency's functions

If a picture is worth 1,000 words, perhaps a video is worth a million. It is with this philosophy that the Virginia Department of Housing and Community Development (DHCD) recently joined several other state entities including the Virginia Department of Emergency Management, the Library of Virginia, and the Office of the Governor, in launching a YouTube channel.

The channel currently features two videos.

Soon, more will be added as the agency's public relations team plans to showcase agency success stories and spotlight agency programs through videos and interviews. The team also plans to produce video tours of Virginia Main Street localities, and more.

"Today it's more important to communicate not only through newsletters, press releases and through the media – but also directly through sites like YouTube and Facebook, and through podcasts and blogs," said Hollie Cammarasana, public relations director.

"These short videos will be able to describe the impact of a program on a community or individual in much more depth, and with more meaning, than words alone can," said Cammarasana.

Next up – podcasting. Soon the Virginia Main Street program will begin podcasting two to three minute tutorials aimed at local Main Street program managers and staff. The short clips will provide tips and information on subjects

such as maximizing your online presence, developing a brand personality, and marketing your farmers markets.

"One of our primary goals is to provide more assistance by increasing our reach beyond board members and executive directors," said Jeff Sadler, Virginia Main Street program manager.

"Using technology like podcasts, we will be able to provide convenient, bite-size training with immediate impact-oriented deliverables - on their schedule and without asking anyone to take time for travel."

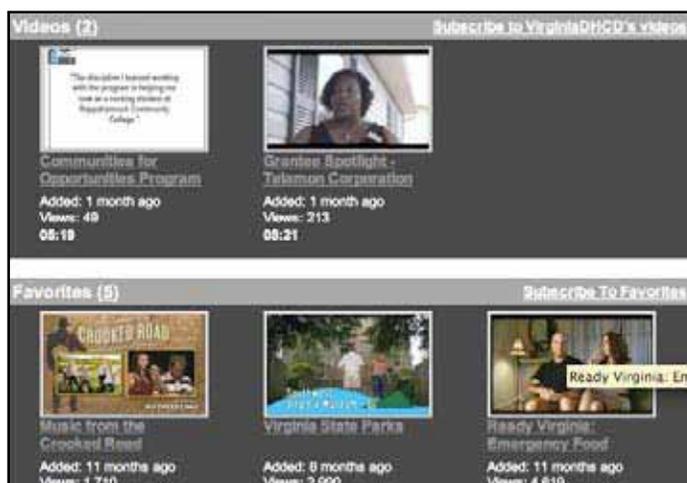
These online communication tools will allow agency staff to more effectively target their audience – whether it is local government staff, grantees, nonprofits, or the general public – with a communication method that may be more easily digestible for some than printed newsletters.



In the future, the agency's communication may look into other methods of communicating, such as blogs, to help amplify the agency's message to various target audiences throughout the state.

To visit DHCD's YouTube channel, visit:  
<http://www.youtube.com/virginiadhcd>

[www.youtube.com/virginiadhcd](http://www.youtube.com/virginiadhcd)





# Calendar & Observances

## Virginia Enterprise Initiative (VEI) Workshops

The Virginia Department of Housing and Community Development (DHCD) is holding a workshop on Oct. 21, 2008 to review the new program design for the Virginia Enterprise Initiative (VEI) in preparation for the next funding round.

VEI supports nonprofit organizations that provide services to micro-entrepreneurs who have typically lacked access to capital and business skill development resources; traditionally, women, minorities and low-income individuals.

This workshop will introduce DHCD's new regional partnership model for delivering innovative, cost-effective and performance-driven services to assist entrepreneurs with five or fewer employees and capital needs of \$35,000 or less. This will be followed by how to apply workshops in November for organizations interested in seeking funding under the new VEI model. Representatives from nonprofit organizations currently providing, or interested in providing, business assistance and/or lending to micro-entrepreneurs are encouraged to attend, as are public sector officials and community economic development professionals. Attendees will also have the opportunity to provide input on the new program design. Remote participation in the input session is available at DHCD's field office in Abingdon.

Additional input will be accepted until Nov. 4, 2008 at 5 p.m. Submit written comments to Program Manager Jeff Sadler at [Jeff.Sadler@dhcd.virginia.gov](mailto:Jeff.Sadler@dhcd.virginia.gov); 501, N. Second St., Richmond, VA 23219.

### Workshop Dates

**Wednesday, Nov. 12, 1 - 3 p.m.,**

Richmond How to Apply Workshop >> [URL](#)

**Friday, Nov. 14, 9:30 — 11:30 a.m.**

Roanoke How to Apply Workshop >> [URL](#)

## 2008 Governor's Housing Conference

**November 12 – 14, 2008**

Hampton Convention Center

Hampton, Virginia

The 2008 Governor's Housing Conference will be held Nov. 12 – 14 at the Hampton Convention Center in Hampton, Virginia. The conference is Virginia's largest and most comprehensive affordable housing event of the year, and features high-quality educational sessions led by housing, finance and development experts.

Seasoned housing professionals or newcomers to the housing field will find these sessions to be fulfilling and educational. In addition to stimulating discussion on housing finance options, green building, and energy efficiency, concurrent sessions such as: Preserving Multi-Family Housing Development in Rural Communities, Housing Advocacy 101, Preventing Foreclosure – Preserving Homeownership, will be the backbone of the conference's development experience.

[Conference brochure >> PDF](#)

[Online registration >> URL](#)

## Board of Housing and Community Development

**November 12, 2008, 11 a.m.**

Hampton Roads Convention Center

Hampton, Virginia

For information, please contact Steve Calhoun at 804-371-7015 or e-mail [steve.calhoun@dhcd.virginia.gov](mailto:steve.calhoun@dhcd.virginia.gov)

## Virginians celebrate the American Dream during National Homeownership Month



*Cherri Lindsey, one of the first homeowners in Phase II of the Sunnybrooke Housing Production Project*

If you have read a paper in the last year you are most certainly aware of the dramatic increase in home foreclosures that is taking place across the nation – and in Virginia – with good reason. According to a recent report, Virginia is currently ranked 12th in the nation for the number of foreclosure filings as of April of 2008.

What may receive less attention in today's market are the success stories, like those of Cindy Martin and Cherri Lindsey, both low-income, single mothers who became first-time homeowners this June, notably during National Homeownership Month.

It is with that in mind that the achievements of these homeowners were celebrated at two separate events during Homeownership Month honoring

both the homeowners and the nonprofit and government partnerships that worked together to make their dreams a reality.

On Monday, June 23, Southside Outreach Group (SOG), a Virginia Department of Housing and Community Development (DHCD) Certified Housing Development Organization (CHDO) celebrated the completion of Phase II of the Sunnybrooke Housing Production Project, bringing ten newly constructed – and affordable - single family homes onto the market.

Cherri Lindsey, mother of three, had just moved into one of the completed units at 208 Myrtle Street in South Boston.

"I have been renting my entire life, and didn't want to rent anymore," said Lindsey. "Then my sister told me that she knew where I could buy a house."

After meeting with Southside Outreach Group staff, Lindsey enrolled in homeownership classes focused on budgeting, credit scores, the costs of homeownership, and more. On June 16, she closed on her first home.

"Many of our homeowners are able to pay less for their mortgage than they did previously for rent," said Southside Outreach Group Executive Director Earl Howerton. "By partnering with the localities, and state and local governments we are able to offer affordable homes to eligible families at half the market rate."

The 10 new homes in the Sunnybrooke subdivision were constructed at a cost of about \$120,000 per unit, but are being financed to low-to-moderate income eligible families for between \$70,000 and \$80,000.

The homes are made affordable through grants from the Virginia Department of Housing and Community Development (DHCD), which provided more than \$1 million in assistance through Community Development Block Grant (CDBG) and HOME funds. Families receive financing from USDA Rural Development's Rural Housing service assistance, and may participate in down payment assistance programs such as the Virginia Individual Development Accounts (VIDA) program, administered by DHCD.

"For many families purchasing their first home is an uphill struggle," said Bill Shelton, DHCD director and keynote speaker at the celebration event.

"The quality housing counseling that Southside Outreach Group provides to prepare their homeowners, and the way in which they have constructed their homes with energy efficiency in mind, are the keys toward sustaining homeownership here in South Boston."

In a word of advice for others aspiring to become first-time homeowners Lindsey says, "Keep on trying, don't give up hope, there are people that will help you."



*Lindsey and two of her children now reside at 208 Myrtle Street in South Boston*

## Homeowner of the Year

One week later, on June 30, Telamon Corporation, another DHCD certified CHDO, celebrated not only the completion of six new affordable homes in Gretna's Beverly Heights neighborhood, but also the Homeowner of the Year award being bestowed on one of the neighborhood's first residents – Cindy Martin.

Martin, a single mother who has spent her entire life in public housing, was visibly overwhelmed by the award which she received with her nine-year old Son Chris.

The award was presented by USDA Rural Development, who has provided more than \$48 million in loans for housing programs in the last year – assisting 1,700 families with financing their homes.

Martin, an assistant director at the local Boys & Girls Club, played a big part in her quest to become a homeowner, participating in Telamon's Homebuyer Education Club, DHCD's Virginia Individual Development Accounts (VIDA) program, and more.

Using her 2008 Earned Income Tax Credit (EITC), Martin was able to quickly save \$2,500 through the VIDA program, which was matched with \$4,000 for the down payment and closing costs on her new home.

"I have always wanted to own my own home, to have something for my son, to leave something for him," said Martin. "Anyone who has a dream of becoming a homeowner... I'm living proof right here that you can be."



*“Anyone who has a dream of becoming a homeowner... I’m living proof right here that you can be.”* - Cindy Martin



## Building Safety Week recognized by Secretary Gottschalk

On Monday, May 5, Virginia Secretary of Commerce and Trade Patrick O. Gottschalk met with building officials from across the state to mark the beginning of Building Safety Week, recognized May 4 – 10.

“We sometimes take for granted that buildings are properly constructed and safe,” said Gottschalk. “This week is a time to recognize the building safety and fire prevention experts who inspect the buildings in which we live, learn and work each day to ensure they are secure.”

Gottschalk presented the group, represented by the Virginia Department of Housing and Community Development (DHCD), the Virginia Building and Code Officials Association (VBCOA), the Virginia Plumbing and Mechanical Inspectors Association (VPMIA), the Virginia Society of American Institute of Architects (VS-AIA), the Apartment and Office Building Association (AOBA), the Home Builders Association of Virginia (HBAV), and the State Fire Marshal’s Office (SFMO) with a proclamation signed by Governor Timothy Kaine recognizing Virginia Building Safety Week.

The Governor signed the proclamation to emphasize the importance of building codes and code enforcement in the everyday safety of Virginians. The theme of this year’s Building Safety Week, sponsored nationally by the International Code Council (ICC), is “Building Safety: Where You Live, Work and Play.”

Building safety and fire prevention codes address all aspects of construction, such as structural soundness of buildings, reliability of fire prevention and suppression systems, plumbing and mechanical systems, and energy efficiency and sustainability. To ensure buildings are safe requires the active participation of building safety and fire prevention officials, architects, builders, engineers, and others in the construction industry.

In Virginia, the Uniform Statewide Building code is administered by the DHCD. DHCD also trains the state’s building and fire code officials through the Jack Proctor Virginia Building Code Academy.



*(L to R), Dennis Martinelli, VPMIA; Lynn Underwood, VBCOA; Ken Payne, VS-AIA; John Glover, VBCOA; Emory Rodgers, DHCD; Brian Gordon, AOBA; Secretary of Commerce and Trade Patrick O. Gottschalk; Mike Tolson, HBAV; and Bill Shelton, DHCD Director*

## Foreclosure Community Impact Summit provides a micro-view of the issue for Virginia's localities

According to an estimate by Immergluck & Smith, every foreclosure decreases the value of homes within an eight of a mile by 0.9 percent.

For neighborhoods where more than one home, or perhaps many homes, are facing foreclosure, the loss in value for homeowners – regardless of income or whether they face foreclosure – is great.

The Center for Responsible Lending estimates that based on current foreclosure conditions, the foreclosure crisis will cost \$200 billion in housing wealth for all Americans.

The message – foreclosures impact us all.

This message permeated throughout various presentations given by expert panelists at the Virginia Foreclosure Community Impact Summit, held July 23 in Richmond and sponsored by the Virginia Foreclosure Prevention Task Force.

More than 100 representatives from local governments throughout the Commonwealth, in addition to state agency representatives, nonprofit organizations, housing authorities, and more came together for the summit, held at the Richmond Convention Center.

The summit brought together policy makers and housing advocates to open the dialogue on minimizing the impact of foreclosures on Virginians. Expert panelists provided attendees with recent data and trends on foreclosures in Virginia and throughout the country, and provided strategies and best practices for addressing foreclosures at the community level.

"Today, the focus is on you, the community leaders of Virginia," said Virginia Department of Housing and

Community Development (DHCD) Director Bill Shelton as he opened the summit.

Barry Merchant, policy analyst with the Virginia Housing Development Authority presented up-to-date statistics on Virginia's foreclosure patterns and provided analysis on the data predicting future foreclosures.

"Virginia continues to have foreclosures below the national level, but our rate is rising rapidly as well as that of the nation," said Merchant.

In fact, Virginia's foreclosure rate is rising much more rapidly than the rest of the country's. Virginia's first quarter 2008 foreclosure rate was up over five-fold from a low of 0.24 percent in the first quarter of 2006. Virginia rose in foreclosure starts from 51<sup>st</sup> among the states and DC in the second quarter of 2006, to second in foreclosure starts in the second quarter of 2008.

Merchant noted that in the past, foreclosures were due to changing economic conditions such as recession, job loss, or personal situations such as divorce or unforeseen medical bills. Today the drivers include high-cost nontraditional mortgages, the use of home equity to consolidate household debt, and declining home values putting homeowners upside down on their loans.

"Our hope is that by bringing together representatives from across the state, providing data, exchanging ideas, and opening the dialogue on this important issue, that more localities may realize the needs that exist in their back yards and work to develop strategies and practices suited toward assisting homeowners in their localities," said Shelton of the summit.

The summit was then broken into two panel presentations.

The first, "Challenges Impacting Local Governments and Communities," provided expert examination on common and unforeseen foreclosure related consequences impacting local governments, municipalities, and communities across Virginia and the country. Panelists included:

- Janke Ratcliffe, Associate Director and Community Development Research Associate, the Center for Community Capital.
- Steve Sanderford, Principal Examiner, Office of Community Affairs, Federal Reserve Bank of Richmond
- Joseph Schilling, Assistant Research Professor and Associate Director, Metropolitan Institute at



Virginia Tech, Director of Policy and Research,  
National Vacant Properties Campaign.

According to Ratcliffe, as of May, 2008, “more than \$2.75 million homes were in foreclosure in the United States, and nearly 9 million homeowners nationwide are estimated to be in homes worth less than what they owe.”

The second panel presentation, “Best Practices: Lessons from Around the Country” provided action items local governments and nonprofits could implement to prevent neighborhood deterioration from foreclosures. Panelists included:

- Tamir Novotny, Program Associate, Living Cities – The National Community Development Initiative
- Sarah Greenberg, Homeownership Specialist, NeighborWorks America
- Josh Nassar, Vice-President for Federal Affairs, The Center for Responsible Lending

“Foreclosures are going to happen,” said Greenberg. “We know when they are going to happen we know when it’s going to peak, and if we can be ready and have strategies in place to deal with those vacant properties we have time to preserve some of the investments we’ve made in those communities.”

“Its not too late to start doing something in your community to intervene to protect them from the negative affects of these foreclosed properties.”

During lunch Garth Rieman, director of Housing Advocacy and Strategic Initiatives for the National Council of State Housing Agencies, provided an overview of federal legislative and regulatory actions.

“Under consideration is the inclusion of a provision to add \$3.92 billion in neighborhood stabilization funding,” said Rieman of proposed legislation.

The neighborhood stabilization funding would be provided through supplemental Community Development Block Grant funding, explained Rieman, and used to purchase foreclosed homes ore rehabilitate or redevelop homes in order to stabilize neighborhoods.

The legislation is not specific as to “whether states will be allowed to use their money in entitlement jurisdictions or will only be permitted to use that money in the non-entitlement areas,” said Rieman.

On the afternoon of the summit, Congress passed the legislation Rieman spoke of, which was signed into law on July 30 by President Bush. The Housing and Economic Recovery Act of 2008 is a comprehensive



piece of legislation designed to address the declining housing market and impacts of foreclosure with the goal of strengthening the US economy.

Connie Chamberlain, president and CEO of Housing Opportunities Made Equal of Virginia, Inc., attended the conference and remarked that the summit “provided a lot of good, hard information that should serve as the basis for addressing Virginia’s growing foreclosure problem. I was glad I went.”

The summit was organized by the Virginia Foreclosure Prevention Task Force, created in November of 2007 by Governor Tim Kaine, and chaired by Secretary of Commerce and Trade Patrick O. Gottschalk.

The summit was the latest in a series of activity coordinated by the task force, which is charged with:

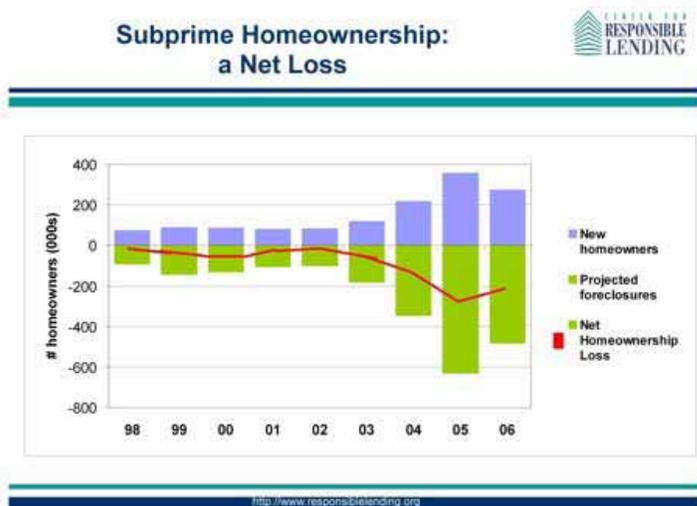
- conducting data analysis to determine homeowner and community needs;
- identifying resources to minimize foreclosures;
- developing outreach, counseling and education to support foreclosure prevention; and
- reviewing existing laws and regulations related to foreclosure.

“It was a great event, I have used the information we received many times to respond to media, and to help the city make its plans to deal with upcoming foreclosures,” said Andy Friedman, director of Housing and Neighborhood Preservation with the City of Virginia Beach. “The task force, which planned the summit along with DHCD and VHDA, has provided something that was very, very valuable.”

Since its inception, the task force has seen a number of accomplishments toward these goals, including:

- The facilitation of training for 239 new Foreclosure Mitigation Counselors to provide counseling assistance statewide;
- The coordination of an extensive education/ outreach campaign including PSAs in English and Spanish, television, cable, radio, and print media.
- The facilitation of education and outreach mortgage clinics for distressed borrowers – 848 attendees and 668 individual counseling sessions
- The development of an informational Web site for Virginians: [www.virginiaforeclosureprevention.com](http://www.virginiaforeclosureprevention.com).
- The facilitation of focus group sessions to gather information from local governments and communities.
- The coordination of focused data analysis in cooperation with the Federal Reserve Bank of Richmond to provide a clear picture of foreclosure incidences and patterns in Virginia.
- The facilitation of the passage of Senate Bill 797 – providing additional time for homeowners to work with lenders prior to foreclosure.
- Support of the passage of foreclosure prevention related bills such as rescue scam prevention and process reform.
- Support and facilitation of a foreclosure prevention symposium conducted by the Washington Metro Council of Governments.

Presenters at the summit shared numerous graphs and informational charts which provided a graphic representation of the status of foreclosures throughout Virginia and the US. They can be found online at: <http://www.dhcd.virginia.gov/VFPTF>



Virginia's foreclosure rate is nearly half the U.S. rate, but has risen rapidly



## Volunteers take on Rush Creek clean-up for CDBG project

Through the Community Development Block Grant (CDBG) program, more than \$450,000 has been awarded for the Rush Creek Road Housing Rehabilitation Project in Washington County. Along with \$150,000 in Indoor Plumbing Rehabilitation funds and \$120,000 from the Federal Home Loan Bank, nearly \$722,000 is being made available to rehabilitate 15 substandard homes in the community – benefitting 22 low- to moderate- income families. This year volunteers and staff from People, Inc. gathered to clean-up the debris associated with the project during the Rush Creek Cleanup day!

