

# FOREST HEIGHTS ROAD 2010 CDBG

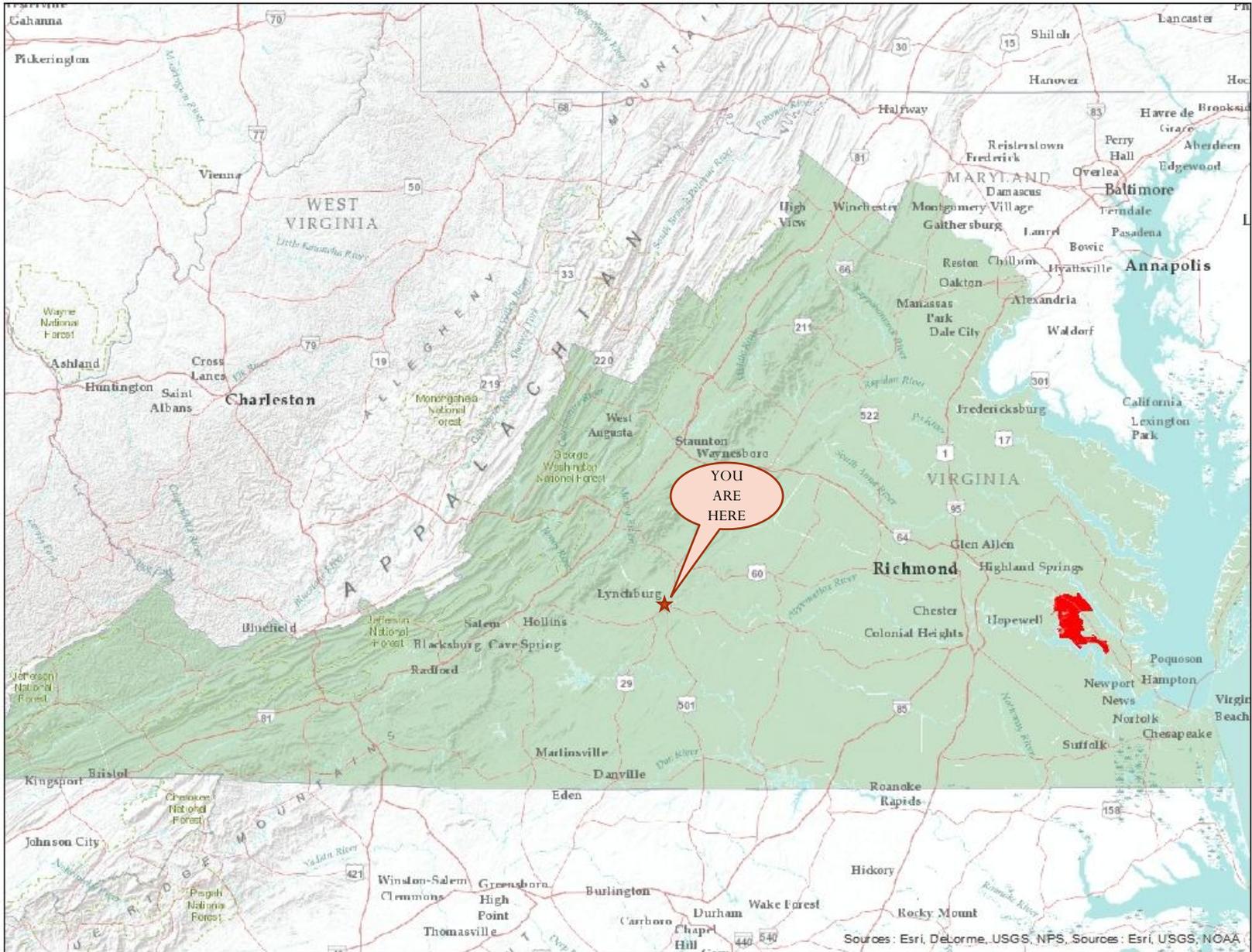


# FOREST HEIGHTS ROAD CIG PARTNERS

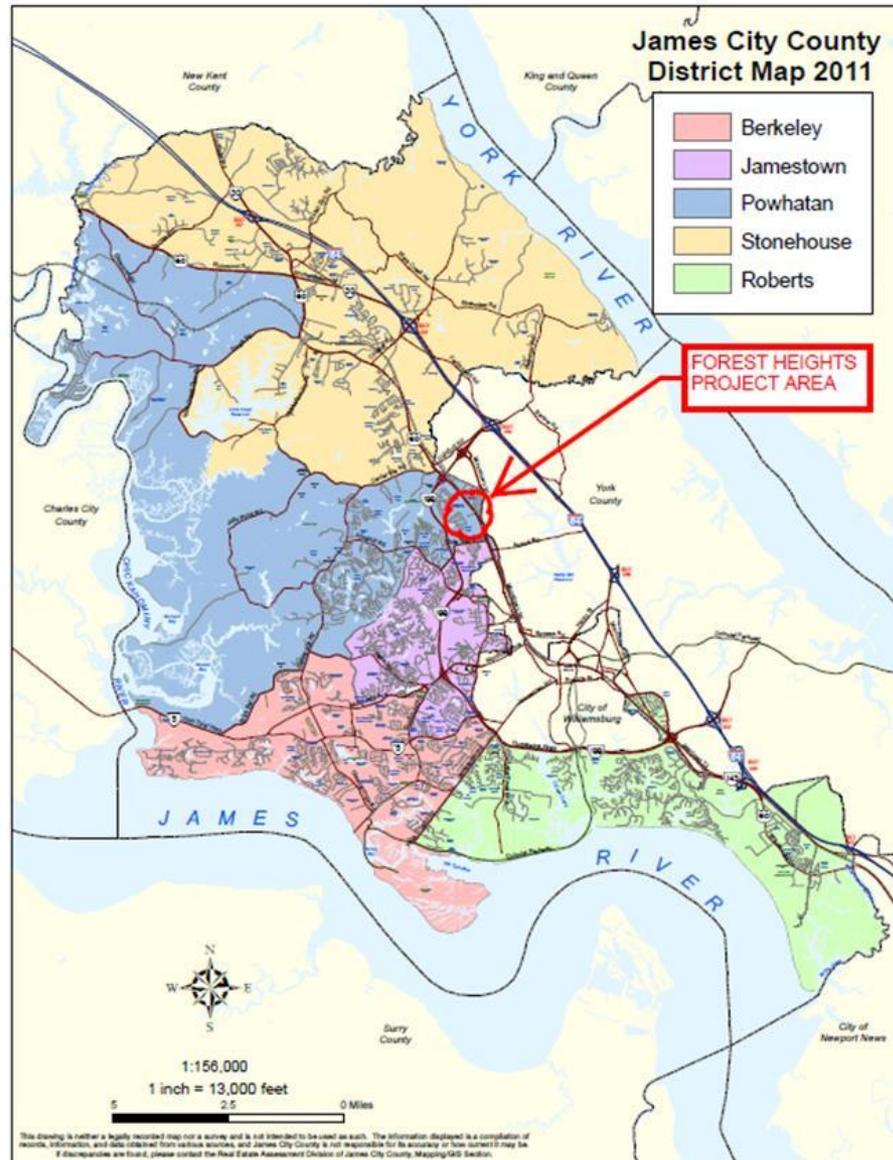
VDHCD/CDBG	\$1,400,000
JAMES CITY COUNTY	\$2,150,197
HABITAT FOR HUMANITY (New Housing Construction)	\$260,000
ENVIRONMENTAL PROTECTION AGENCY (EarthCraft and BPI Energy Retrofits)	\$72,500
HOUSING PARTNERSHIPS INC. (In-kind/Accessibility Improvements)	\$10,000



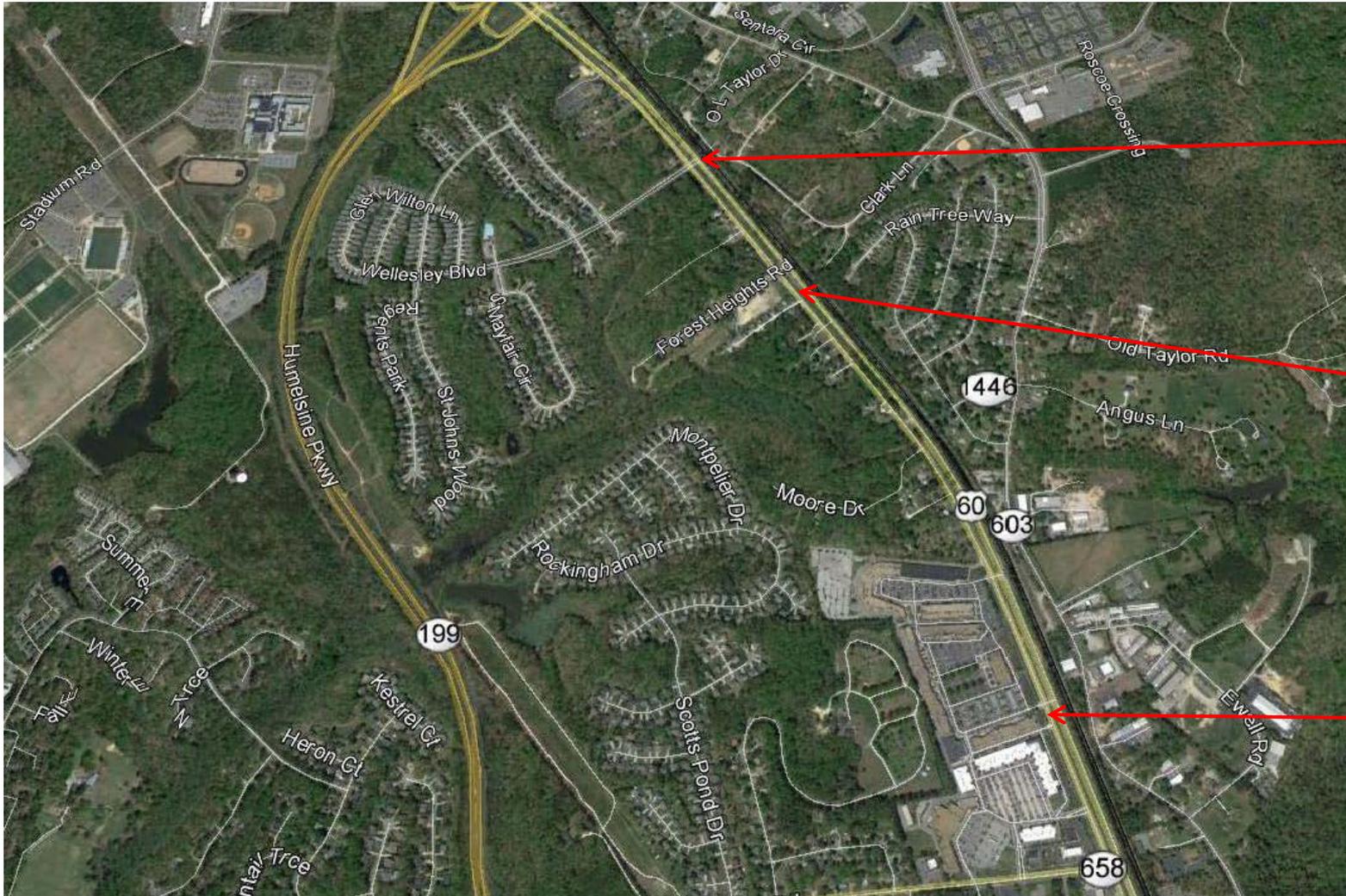
# JAMES CITY COUNTY



# FOREST HEIGHTS ROAD PROJECT AREA



# FOREST HEIGHTS ROAD AREA MAP

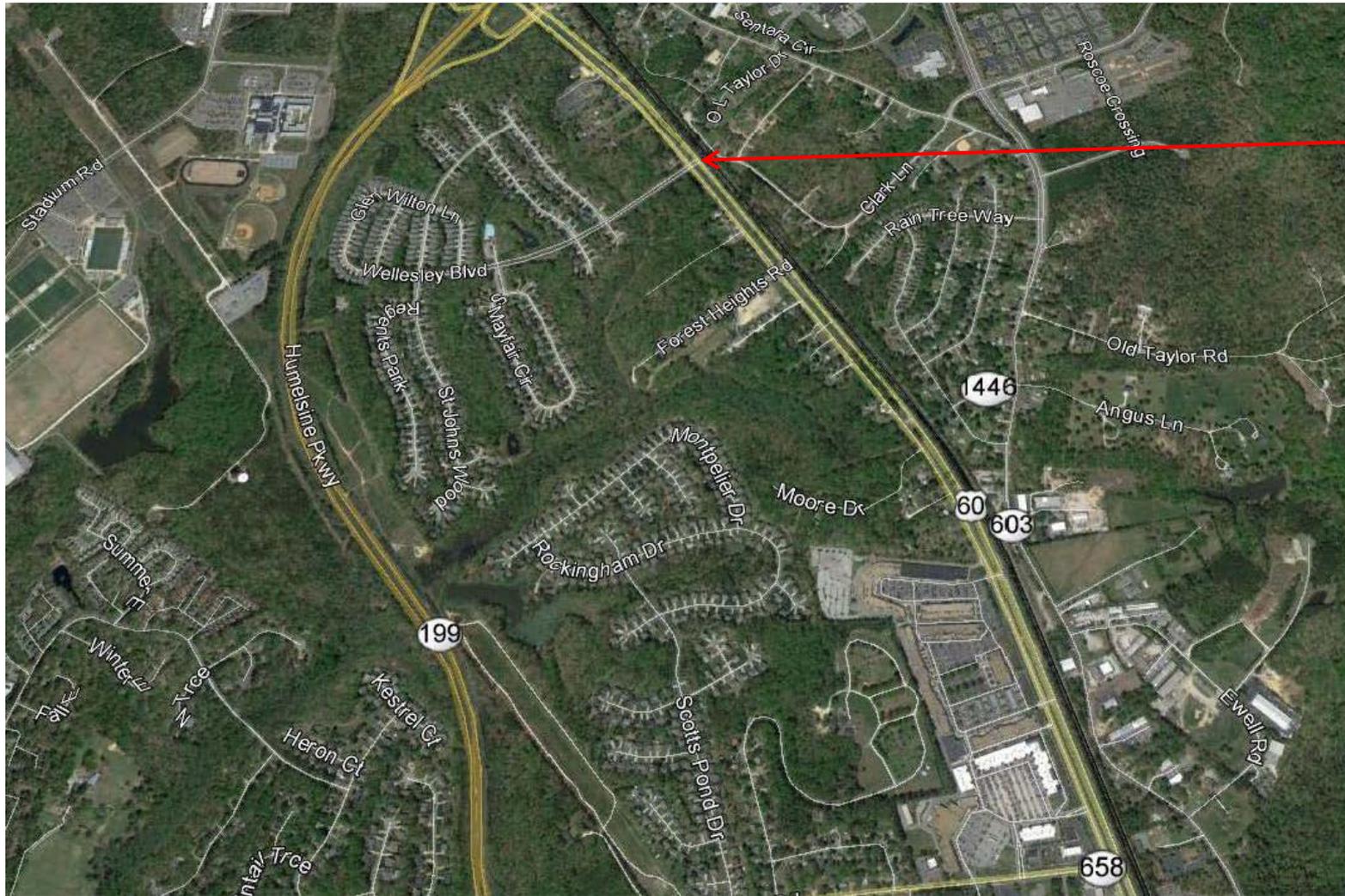


The Villages of Westminster

Forest Heights Rd.

Premium Outlets

# FOREST HEIGHTS ROAD AREA MAP

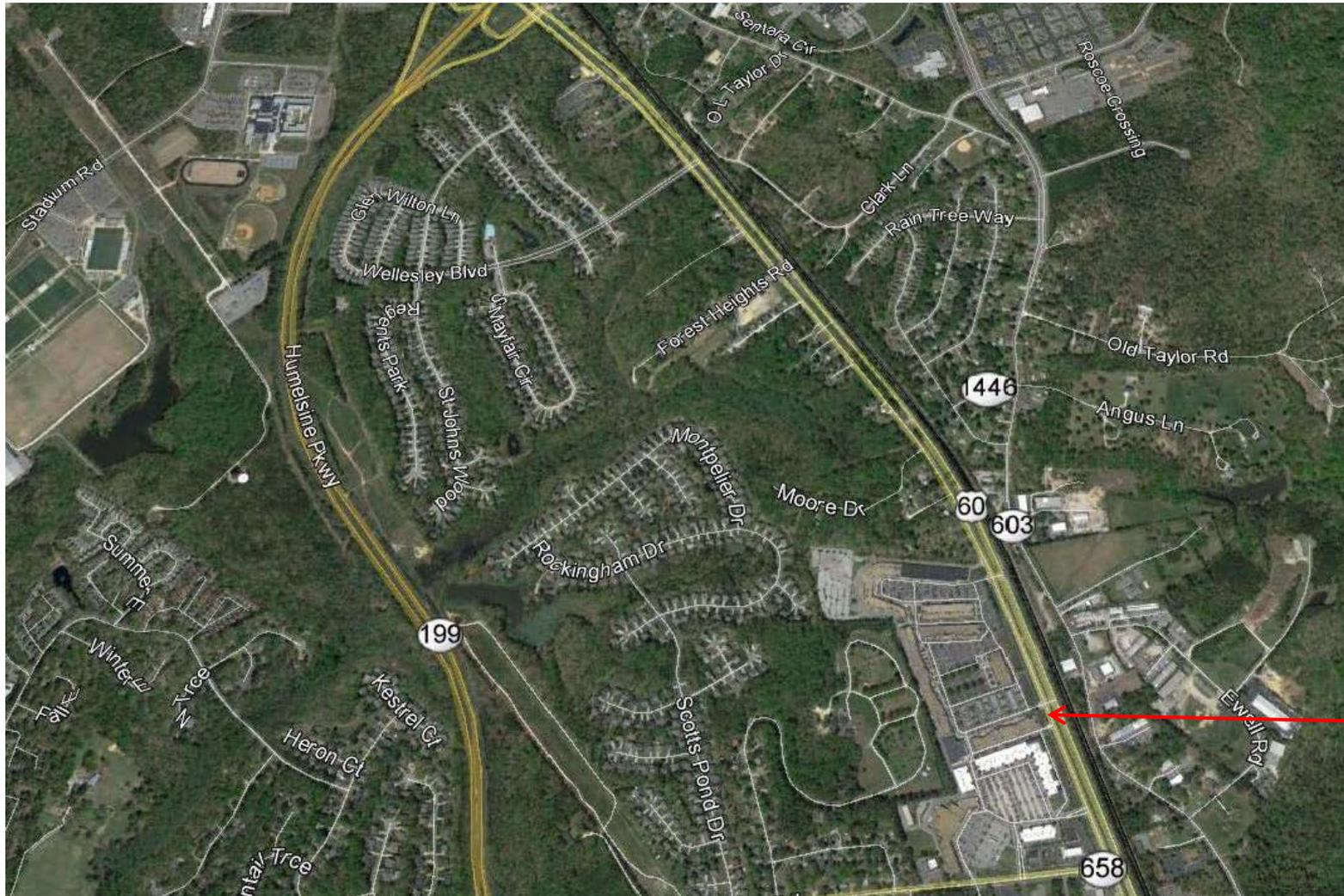


Westminster

# THE VILLAGES OF WESTMINSTER



# FOREST HEIGHTS ROAD AREA MAP

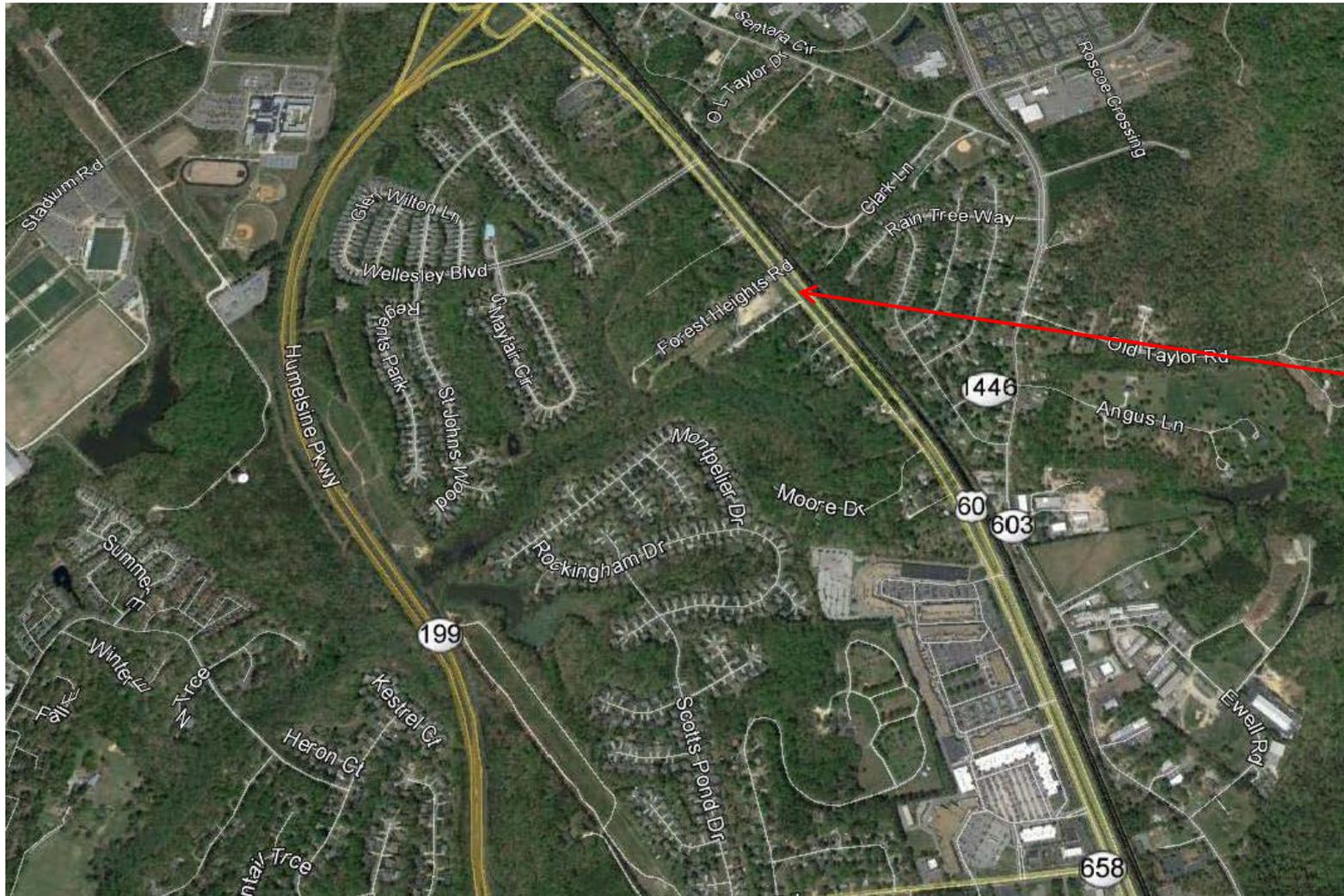


Premium  
Outlets

# WILLIAMSBURG PREMIUM OUTLETS



# FOREST HEIGHTS ROAD AREA MAP



Forest  
Heights  
Road

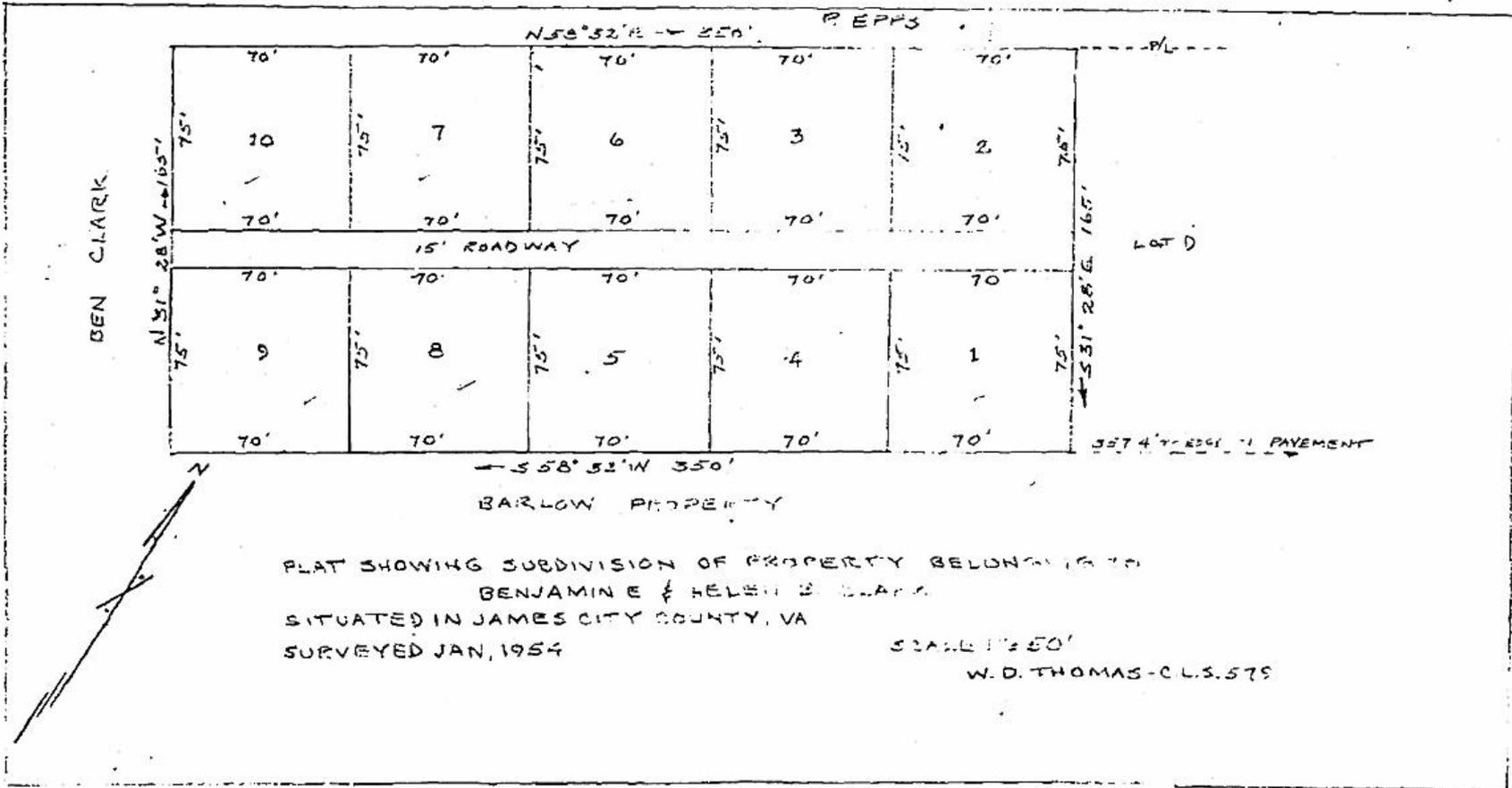
# Forest Heights Road



# FOREST HEIGHTS ROAD 1953



# BENJAMIN & HELEN CLARK SUBDIVISION PLAT



US PR  
60  
—  
at the  
end

PB14 pg 71.

# FOREST HEIGHTS ROAD



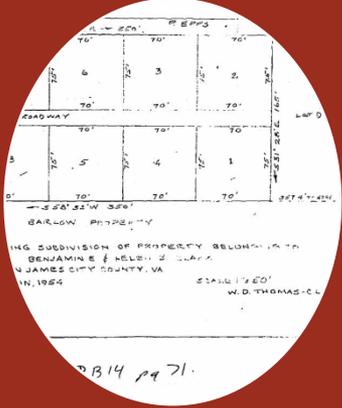
# FOREST HEIGHTS ROAD



# FOREST HEIGHTS ROAD



# NEIGHBORHOOD HISTORY/ TIMELINE



1954

Original Plat  
Recorded



1954-1957

First Homes  
Built



1957-1981

Road &  
Stormwater  
Managed by  
Residents



1982-2002

Request for  
Assistance



2003-2008

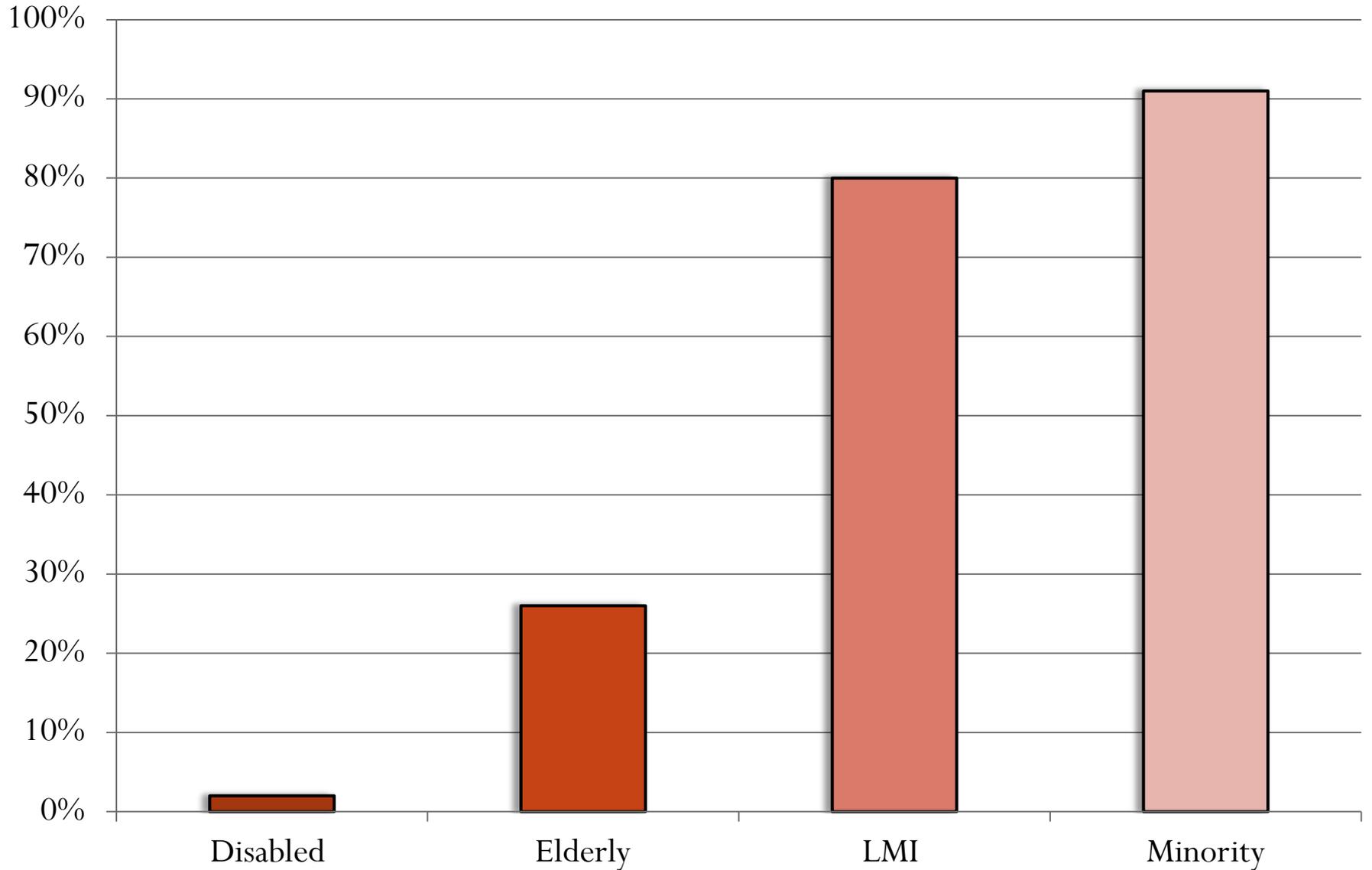
Struggle to  
Maintain





12345

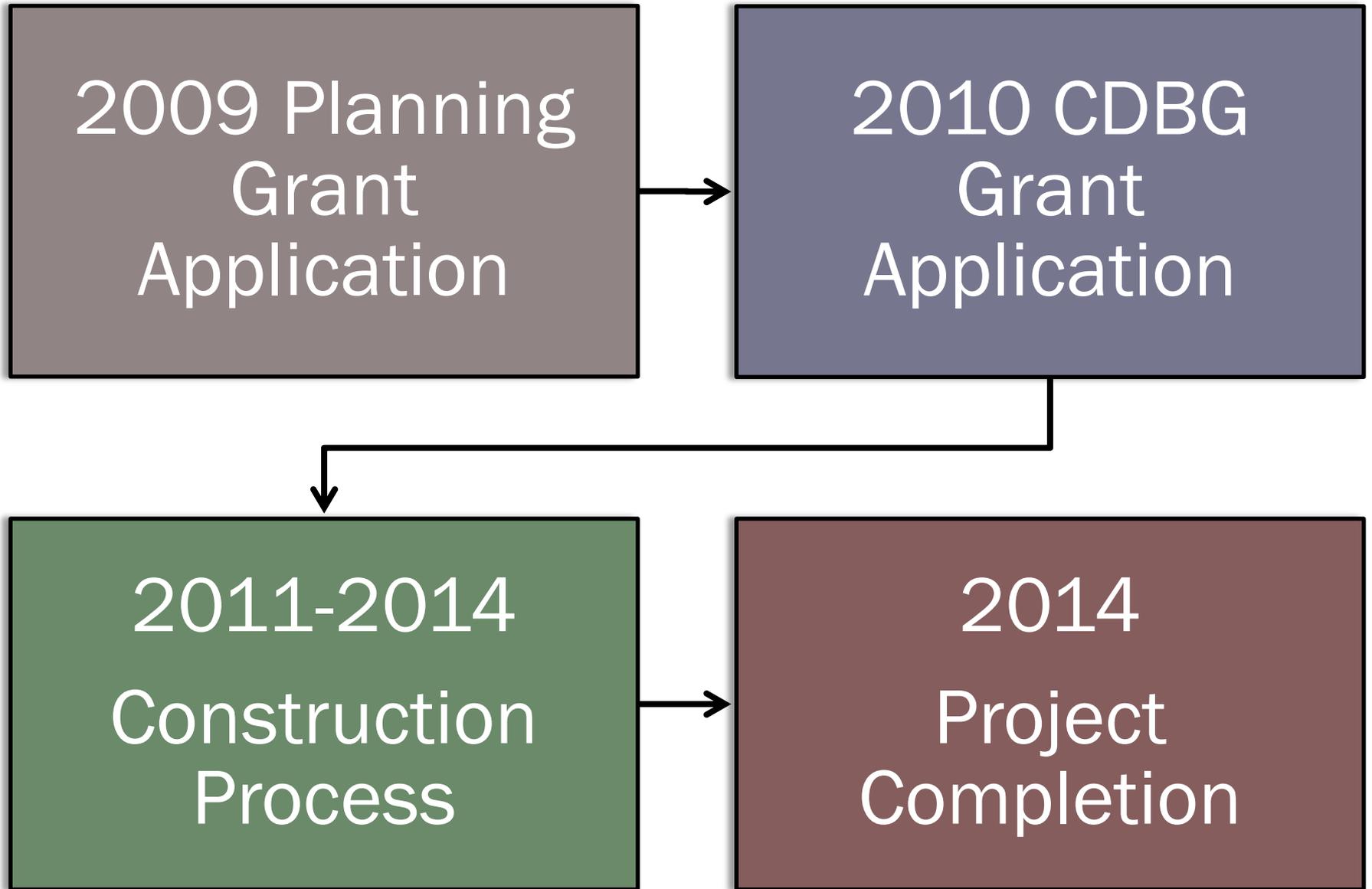
# AGING LMI RESIDENTS



# SHIRLEY BAKER



# CDBG TIMELINE



# PLANNING COMMISSION 2011



## Public Hearings

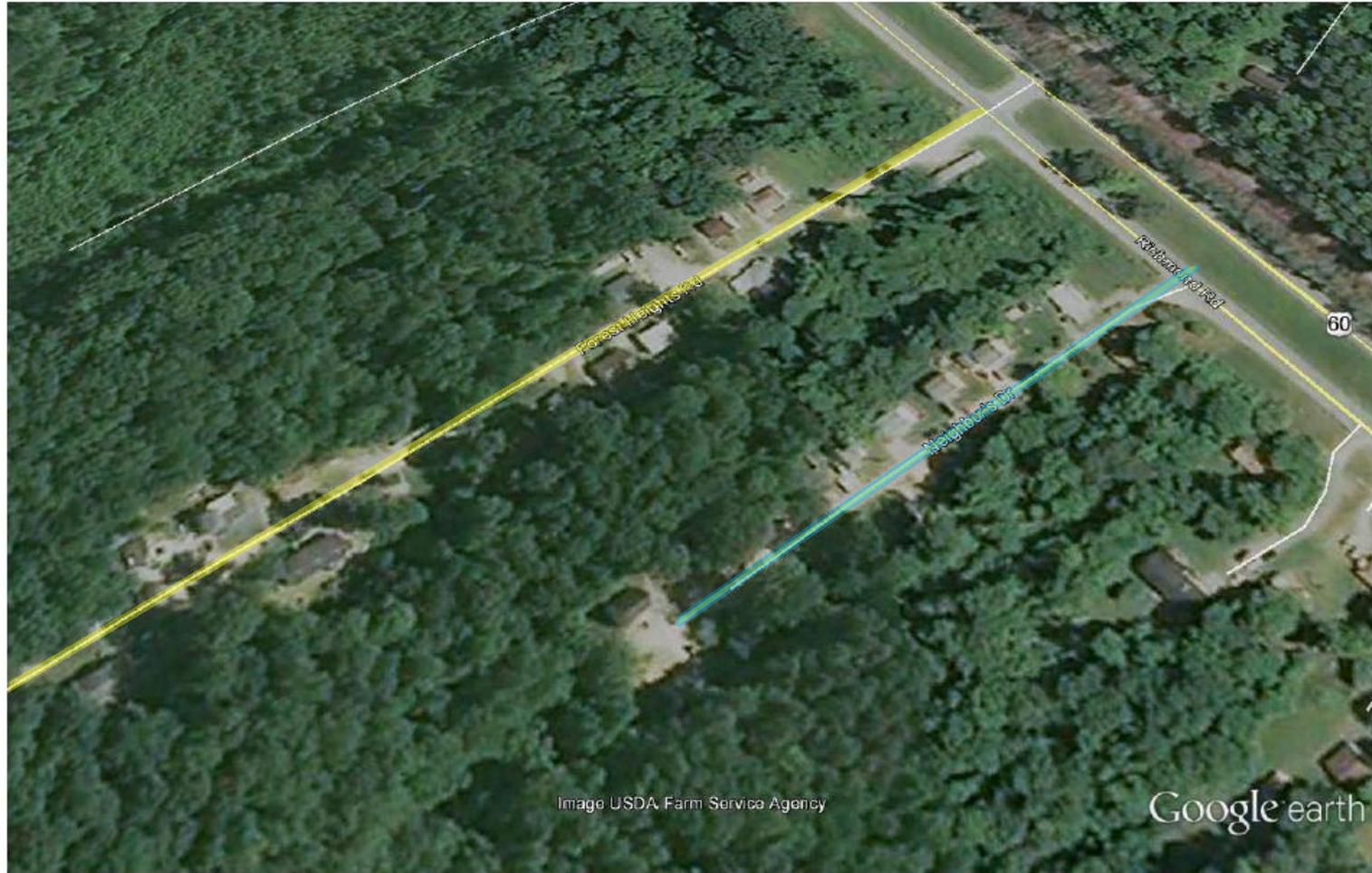
Z-0001-2011, Forest Heights Road, Neighbors Drive, Richmond Road, Road Improvements



# CONCEPT PLAN



# FOREST HEIGHTS ROAD



Google earth

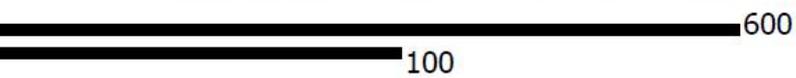


# FOREST HEIGHTS ROAD CIG AND BENEFIT LANE CONNECTOR

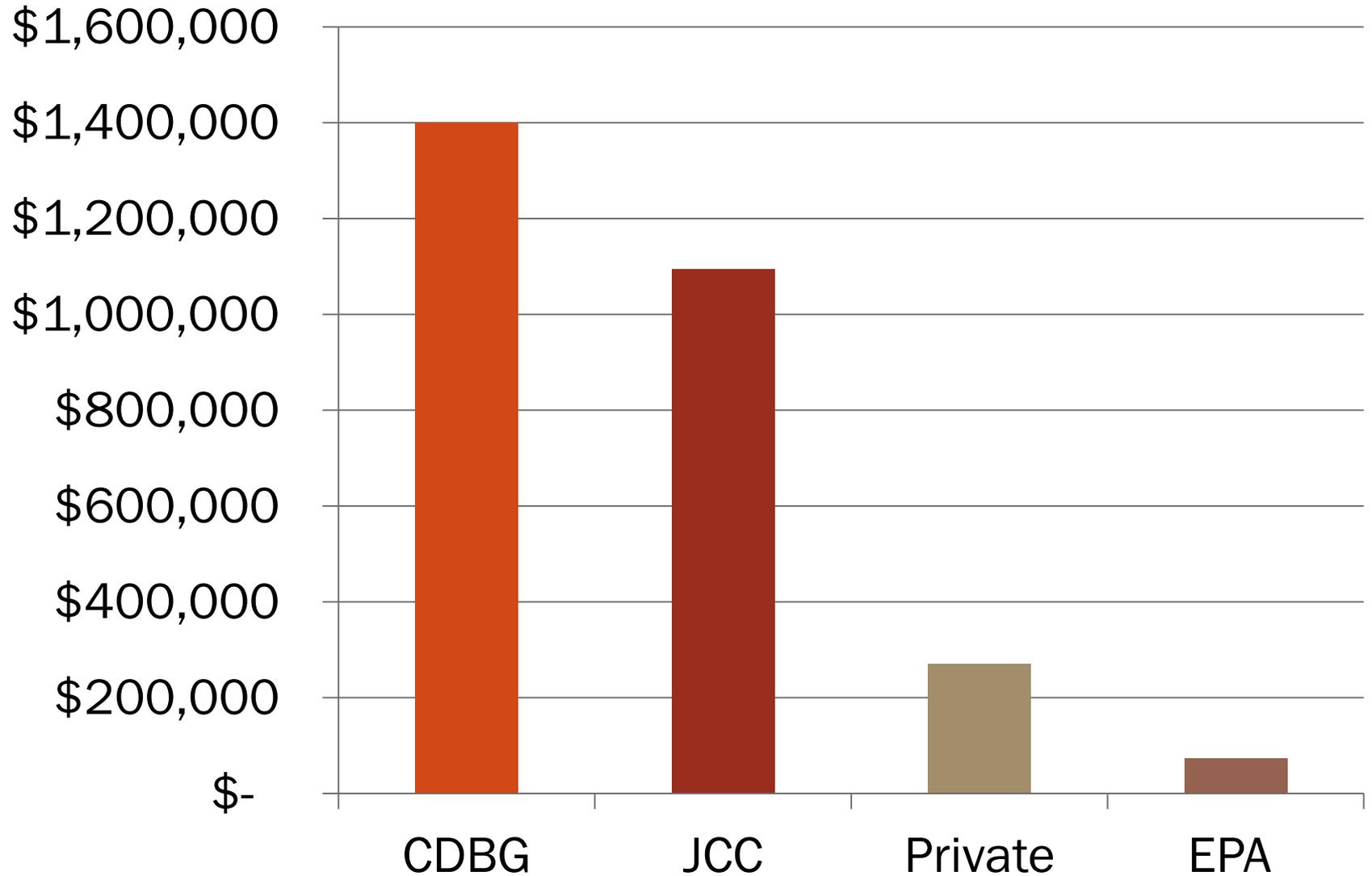


Google earth

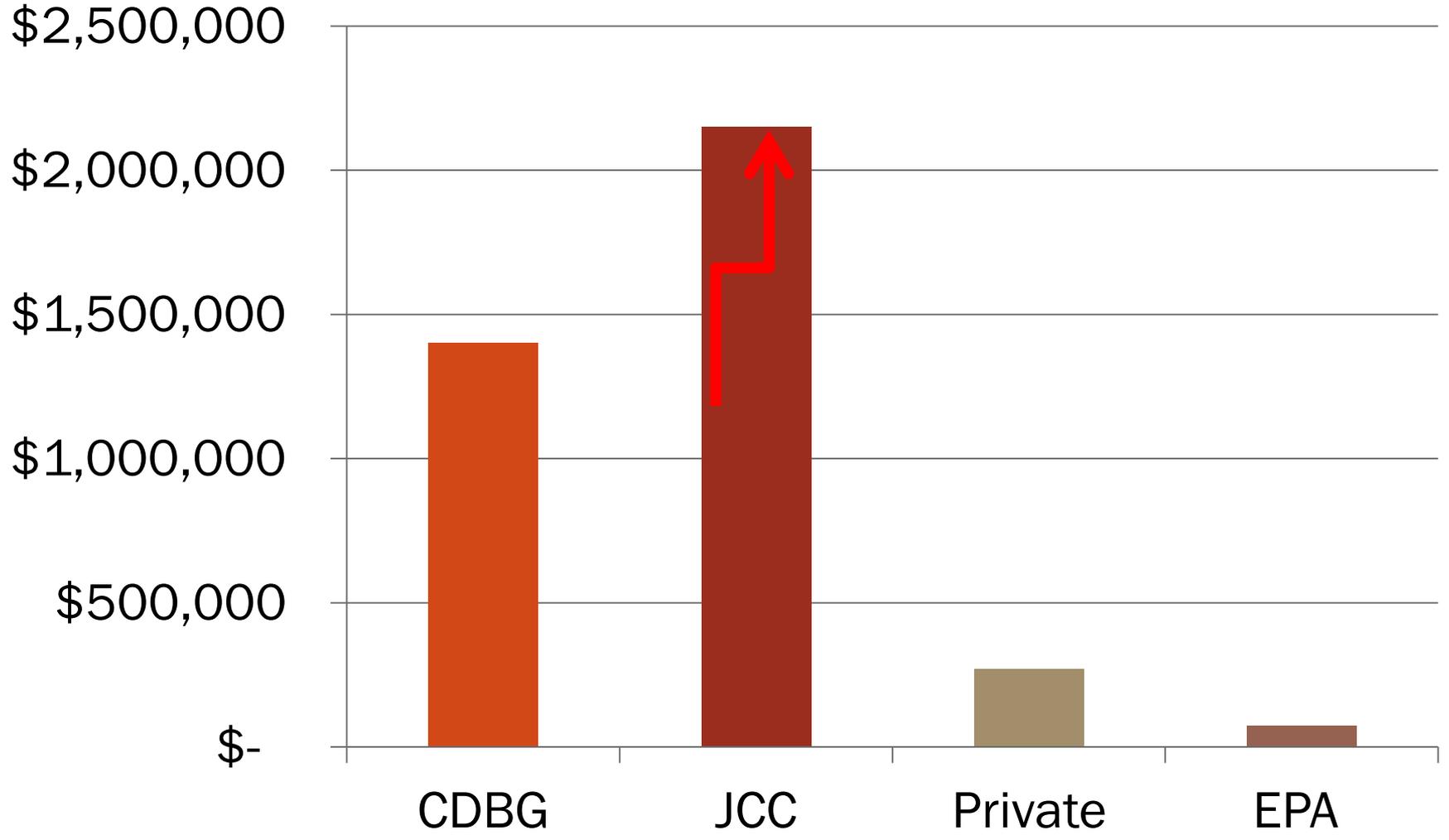
feet  
meters



# ORIGINAL BUDGET



# REVISED BUDGET

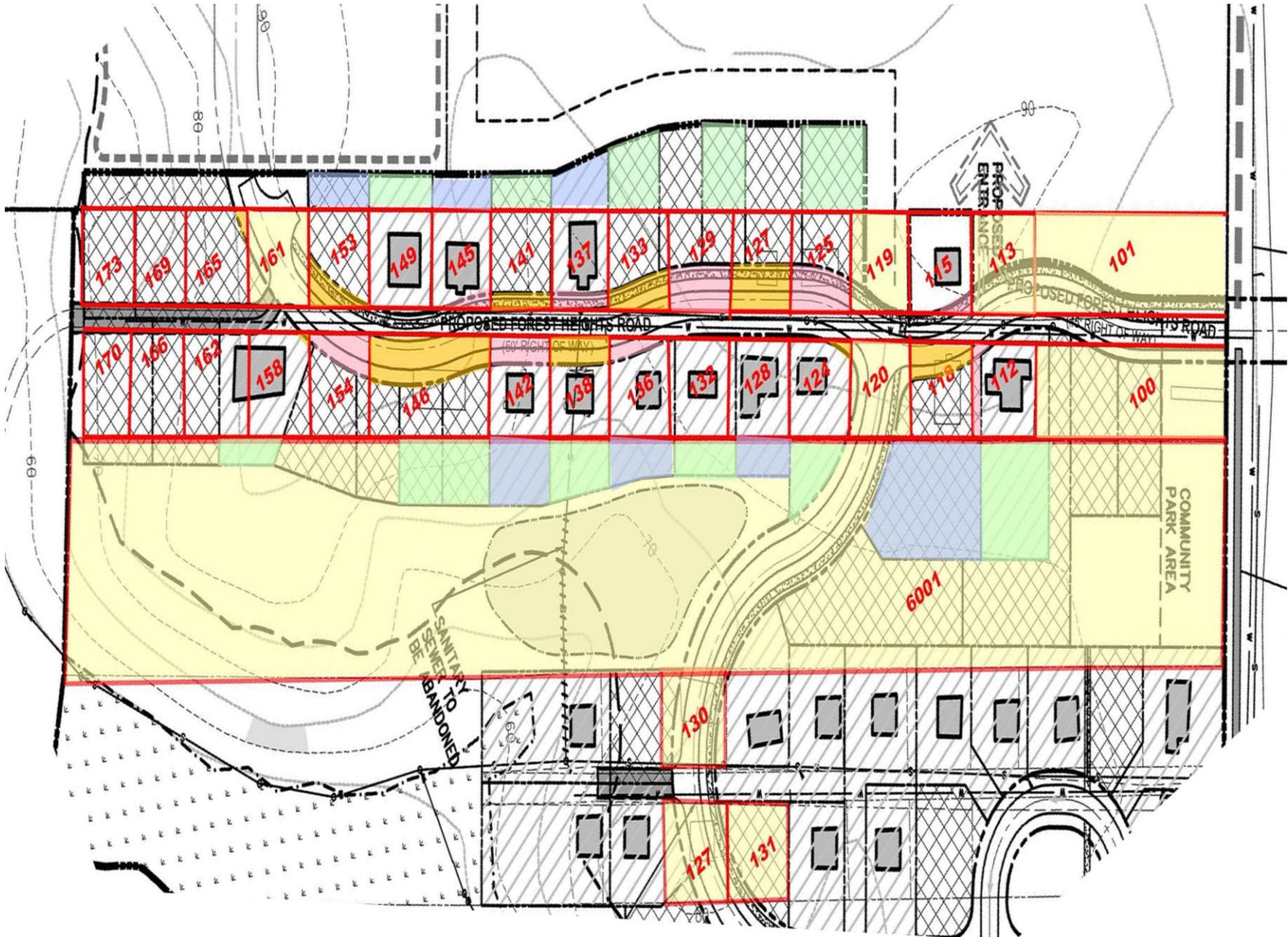




Forest Heights Rd

Neighbors Dr

Richmond Rd

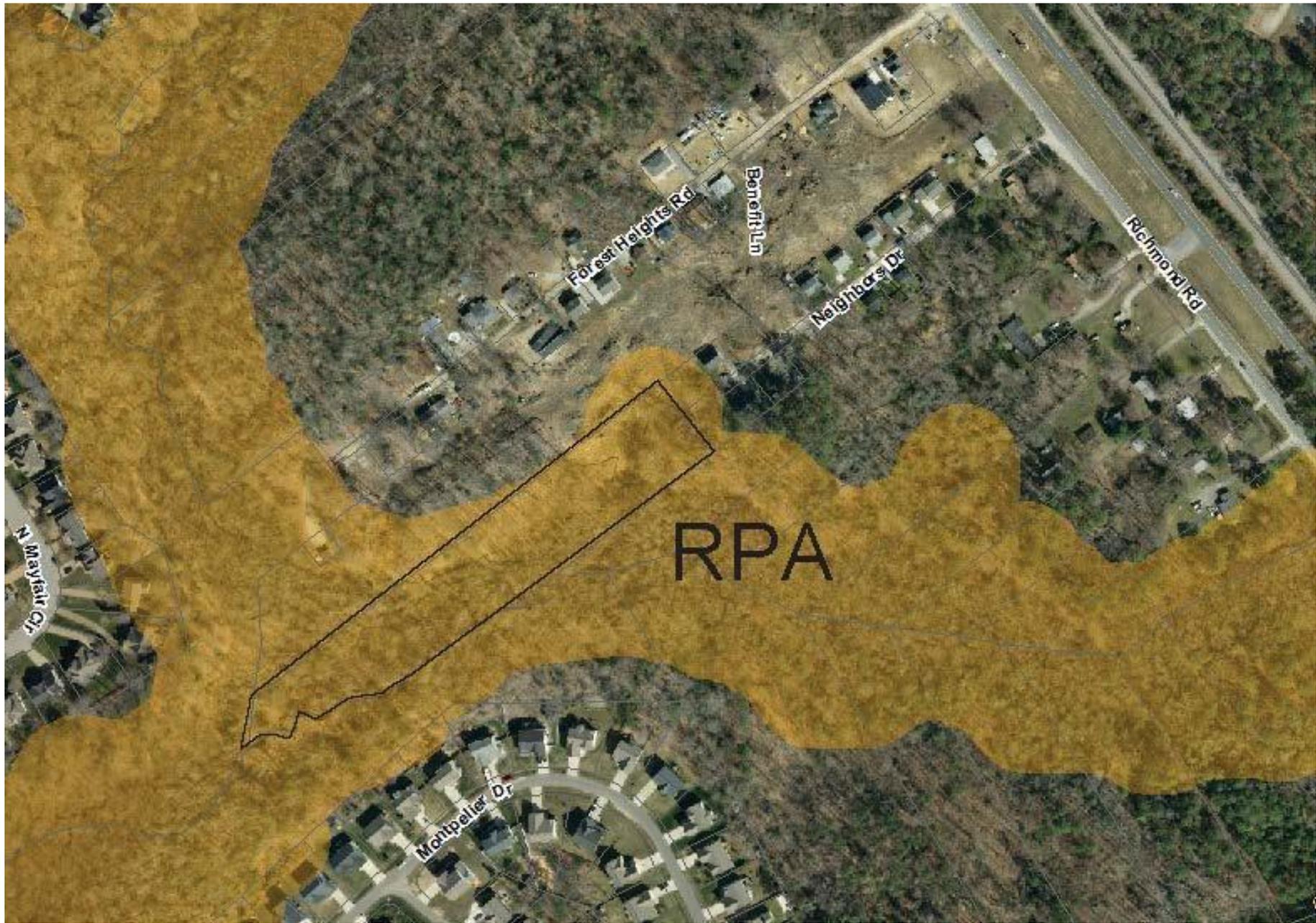


KEY	Acquire Whole	& Pay	BLA		Phase 2										
St No.	St. Name	Owner	Assessed Value - Land	Assessed Value - Improvements	Total Assessed Value	Lot Size	Improvement Size	Appraised Value	Est Acquisition Costs	Replacement Housing Costs	Est. Temp Relocation Costs	Moving Costs	Sq Ft Needed	Notes	
<b>Acquire Entire Property &amp; RELOCATE</b>															
	Forest Heights		28,400	70,300	98,700	0.1210	960		132,000	Move & Rehab	5,000	3,600	all	Full	
	Forest Heights		28,400	61,700	90,100	0.1210	816		130,000	Move & Rehab	5,000	3,600	all	Full	
	Neighbors		28,400	79,200	107,600	0.1120	797		130,000	20,000	5,000	3,600	all		
	Neighbors		20,800	800	21,600	0.1120	0		35,000	0	5,000	3,600	all	Full -Gray - Camper	
<b>Acquire Entire Property (no relocation)</b>															
	Forest Heights		37,200	0	37,200	0.2700	0		60,000				all	may own road	
	Forest Heights		37,200	0	37,200	0.4000	0		60,000				all	Full	
	Forest Heights		28,400	0	28,400	0.1210	0		40,000				all	Full	
	Forest Heights		28,400	0	28,400	0.1210	0	PD42500	50,000				all	Full	
	Forest Heights		28,400	0	28,400	0.1210	0		40,000				all	Full	
	Neighbors		20,800	0	20,800				35,000				all	Full	
	Richmond		67,700	0	67,700	3.0000	0		99,000				all	Full	
	Richmond		145,400	0	145,400	6.0100	0		260,000				all	Full	
					<b>393,500</b>				<b>644,000</b>						
<b>t of Property and RELOCATE Occupant &amp;</b>															
	Forest Heights		28,400	57,900	86,300	0.1210	816		0		5,000	3,600		BLA & move house	
	Forest Heights		41,500	? Trailer	41,500	0.2410	?		0		5,000	3,600		BLA	
<b>quire Part (No Relocation) Pay for Prope</b>															
	Neighbors		67,700	114,500		0.4920	1,720		50,000				two-	Partial	
	Neighbors				28,400	#####					X				
	Richmond		56,900	87,500		2.0000	1,064		50,000					Partial	
	Richmond				33,900	#####	0	1,236						1973	
	Richmond		56,900	86,200		1.7130	988		50,000					Partial	
	Richmond		33,900	74,200	1	944.0000			Partial			X	1956	944	
<b>Adjust Boundaries - no pay - no relocation</b>															
	Forest Heights														
	Forest Heights		28,400	35800 but		0.1210	624		40,000				all is	Demo & BLA	
	Forest Heights		18,800	0		0.1210	0							BLA	
	Forest Heights										X		912	0.12	
	Forest Heights														
	Forest Heights		18,800	0		0.1210	0							BLA	
	Forest Heights														
	Forest Heights														
	Forest Heights		28,400	0	28,400	0.1210	0	pd 35000	40,000				all	BLA	
	Forest Heights		28,400	0	28,400	0.1210	0		40,000				all		

# Salvation Army





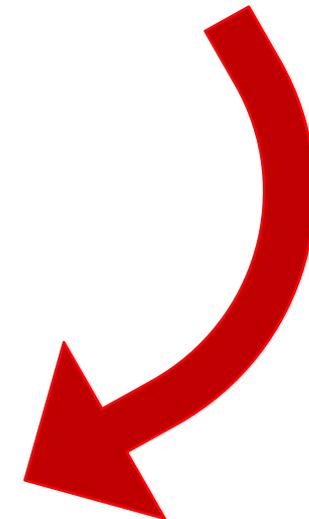
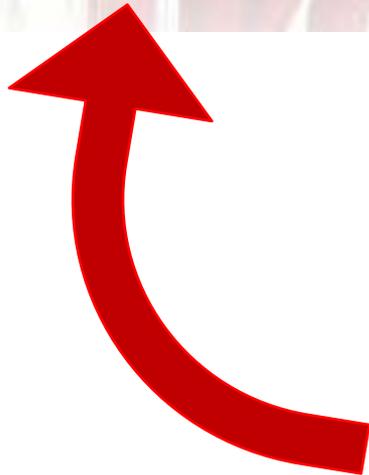




# Working with Residents



**Understanding**





- Build a rapport
- History of the project area
- Learn about the family
- Do what you say!





# Understanding



- Listen
- Accepting
- Supportive
- Educated

patience

- Family
- Payments
- Lien
- Inheritances
- Persistence



# Remember!



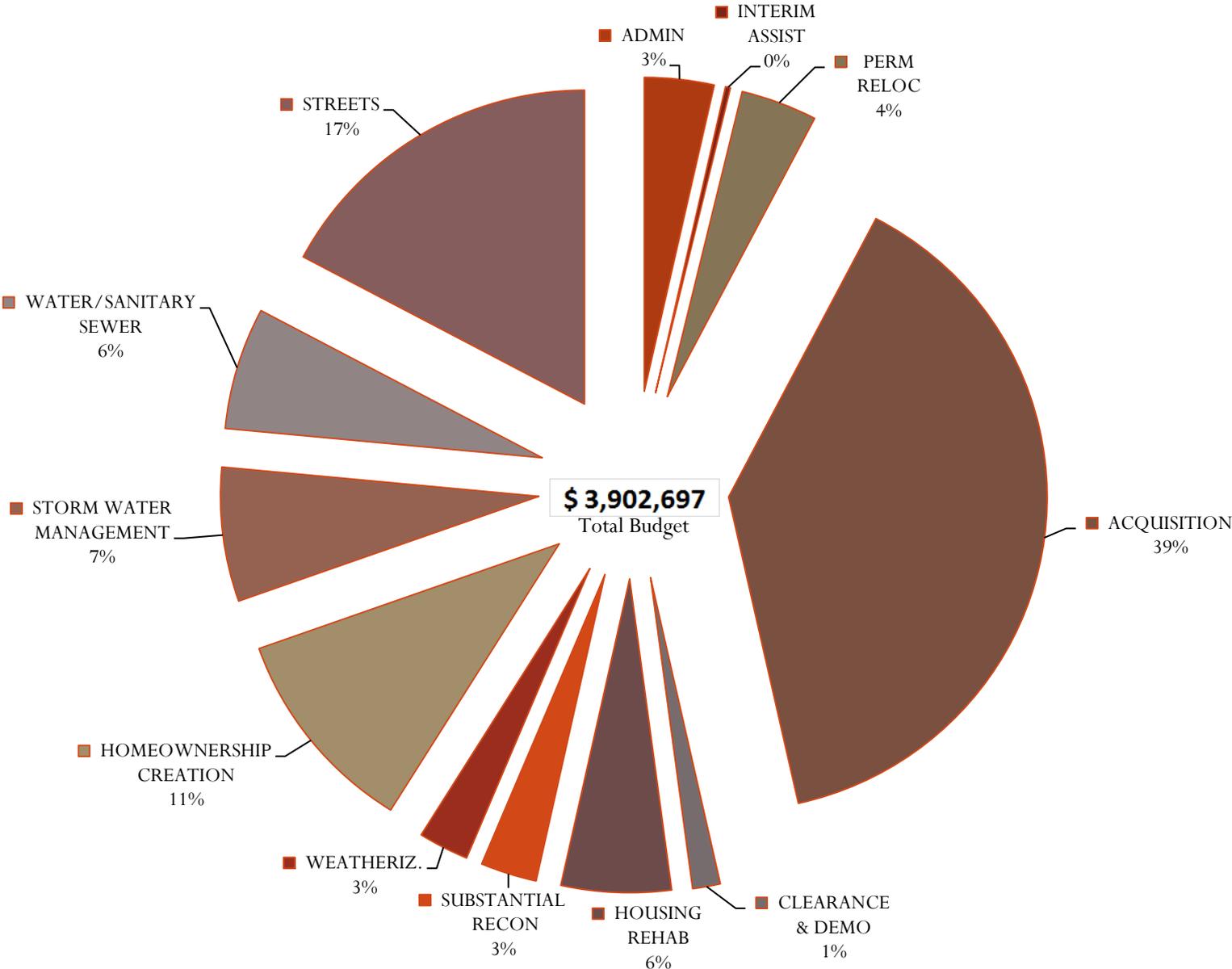
## Understanding

Is A

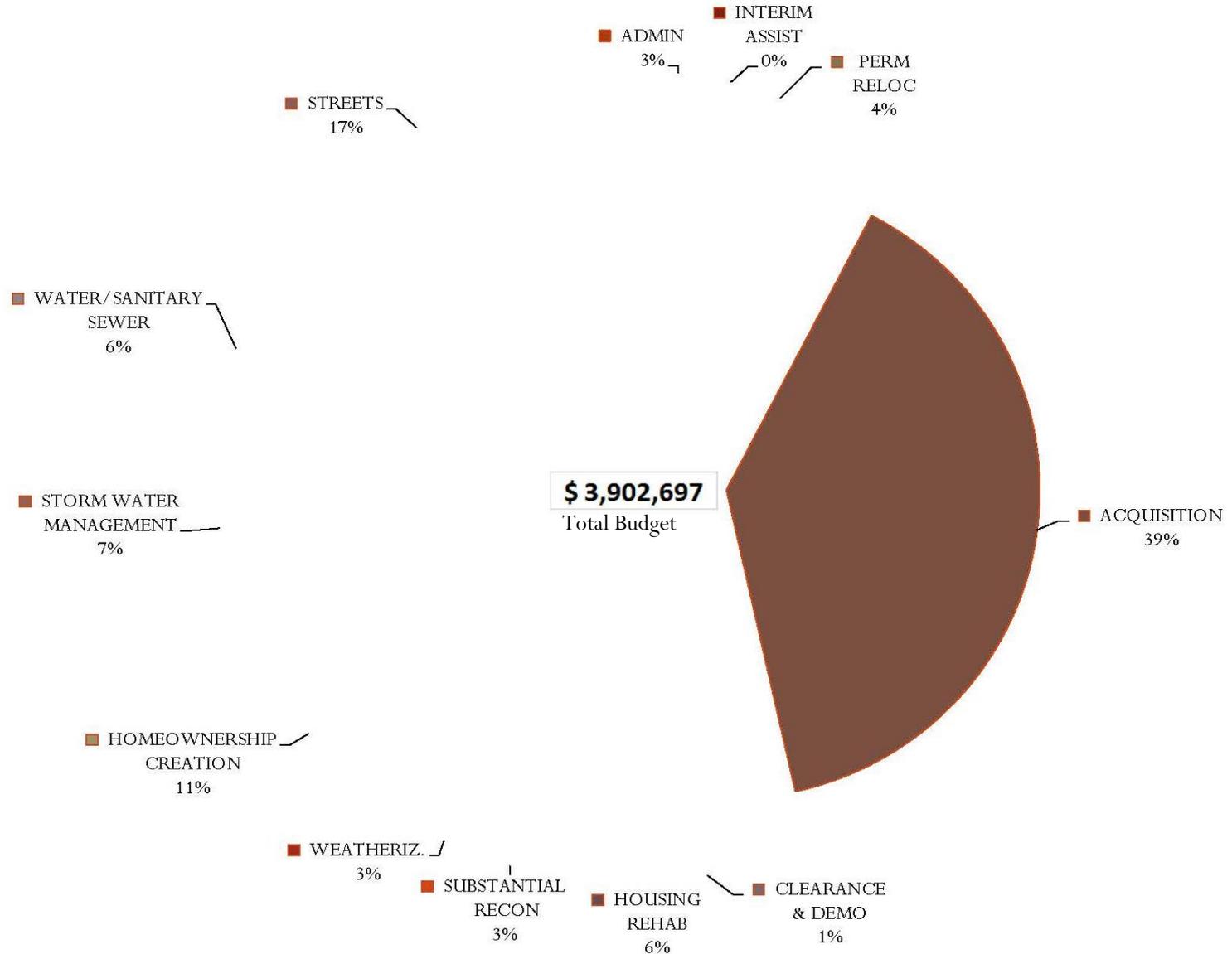


Street

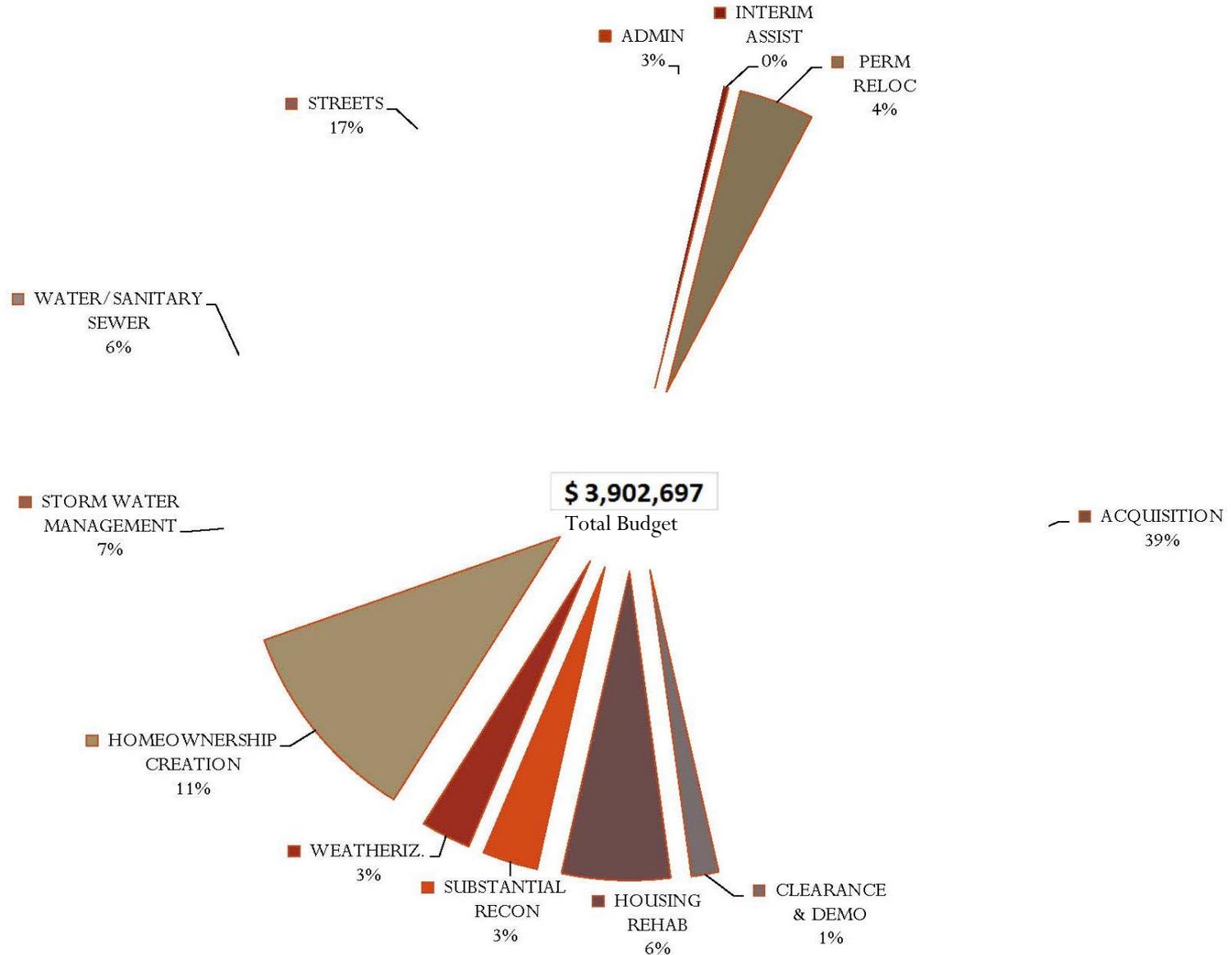
# GRANT ACTIVITIES



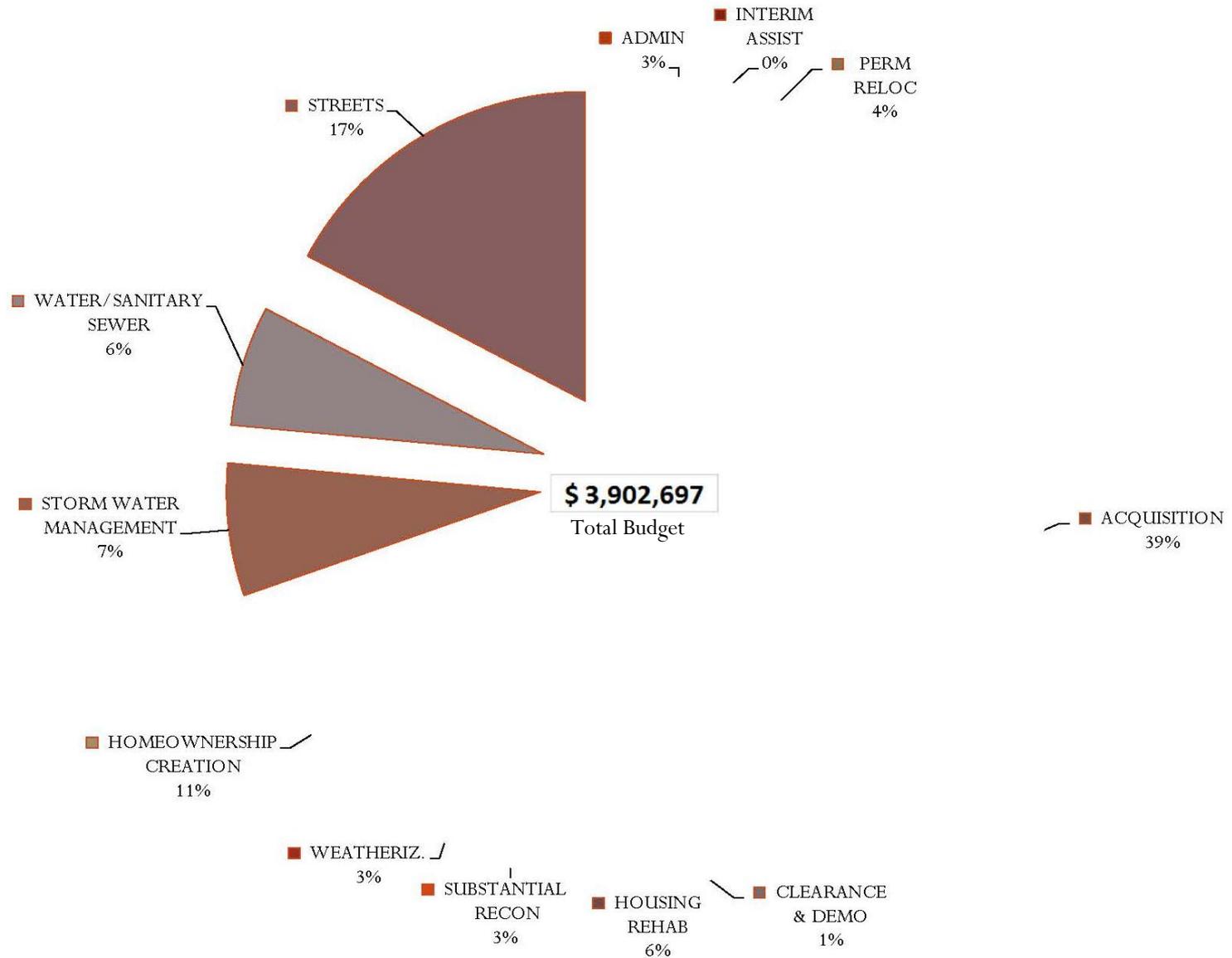
# ACQUISITION



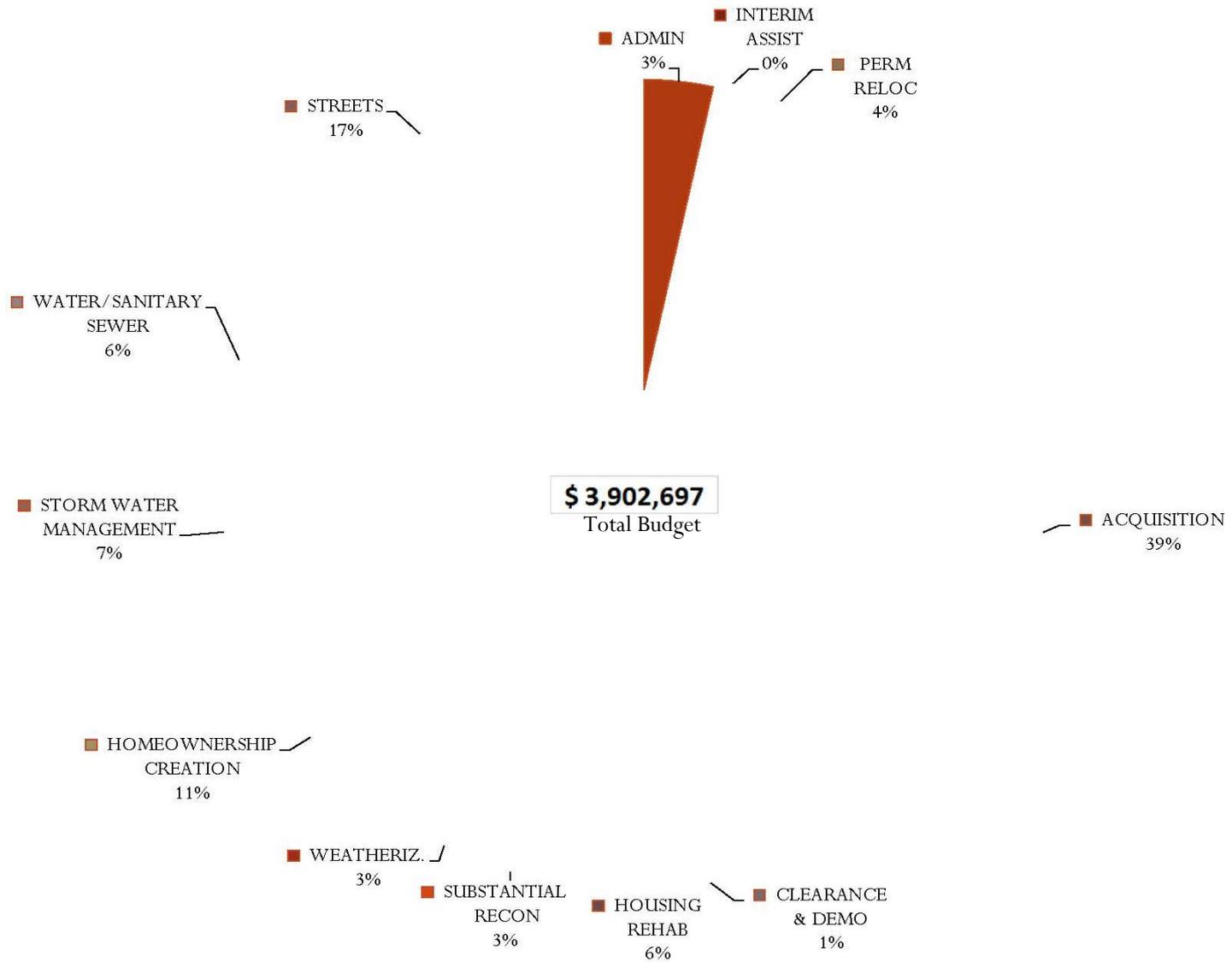
# HOUSING



# INFRASTRUCTURE



# ADMIN



# STRUCTURAL ISSUES



TERMITE DAMAGE



MOISTURE DAMAGE



UNDERMINED PIERS



IMPROPER REPAIRS

# ELECTRICAL ISSUES



FUSE PANEL/UNDERSIZED SERVICE



MISSING JBOX COVER



MISSING JBOX



WELL PUMP SWITCH (REALLY!)

# ROOFING ISSUES



# WEATHERIZATION ISSUES



UNINSULATED ATTIC AND DUCT WORK



UNINSULATED ATTIC



POORLY INSULATED ATTIC



INEFFICIENT EQUIPMENT









# DRAINAGE ISSUES



# DRAINAGE BASIN



# TRASH & DEBRIS BEFORE



# COMMON AREA FOR RESIDENTS



11/24/2013

# DEMO VACANT/BLIGHTED STRUCTURES



BEFORE

AFTER

# HOME RELOCATION BEFORE



# HOME RELOCATION DURING



12/06/2012

# HOME RELOCATION AFTER



# REPLACEMENT HOME



# REPLACEMENT HOME



# HABITAT PARTNERS

5 Families... 5 Houses... 1 Community!



**Habitat**  
for Humanity®  
Peninsula and  
Greater Williamsburg



**Edgerton**  
**CONTRACTING** INC  
BUILDING & REMODELING ON THE CUTTING EDGE



300<sup>th</sup> ANNIVERSARY  
**BRUTON PARISH**  
1715-2015



Anheuser-Busch

L I F E P O I N T E  
*christian church*

**FERGUSON**  
*cares*

**WELLS  
FARGO**

**YORK RIVER**  
*electric, inc.*  
GENERAL ELECTRICAL SERVICE



VIRGINIA DEPARTMENT OF HOUSING  
AND COMMUNITY DEVELOPMENT  
*Partners for Better Communities*

Boise Cascade • Davis & Associates • Habitat ReStores • James City County  
Office of Housing & Community Development • Regan McLean Architect  
• Royal Building Products • Valspar • Virginia Maid Kitchens • Whirlpool



# UNDERWAY



# UNDERWAY



# UNDERWAY



# STREETS BEFORE



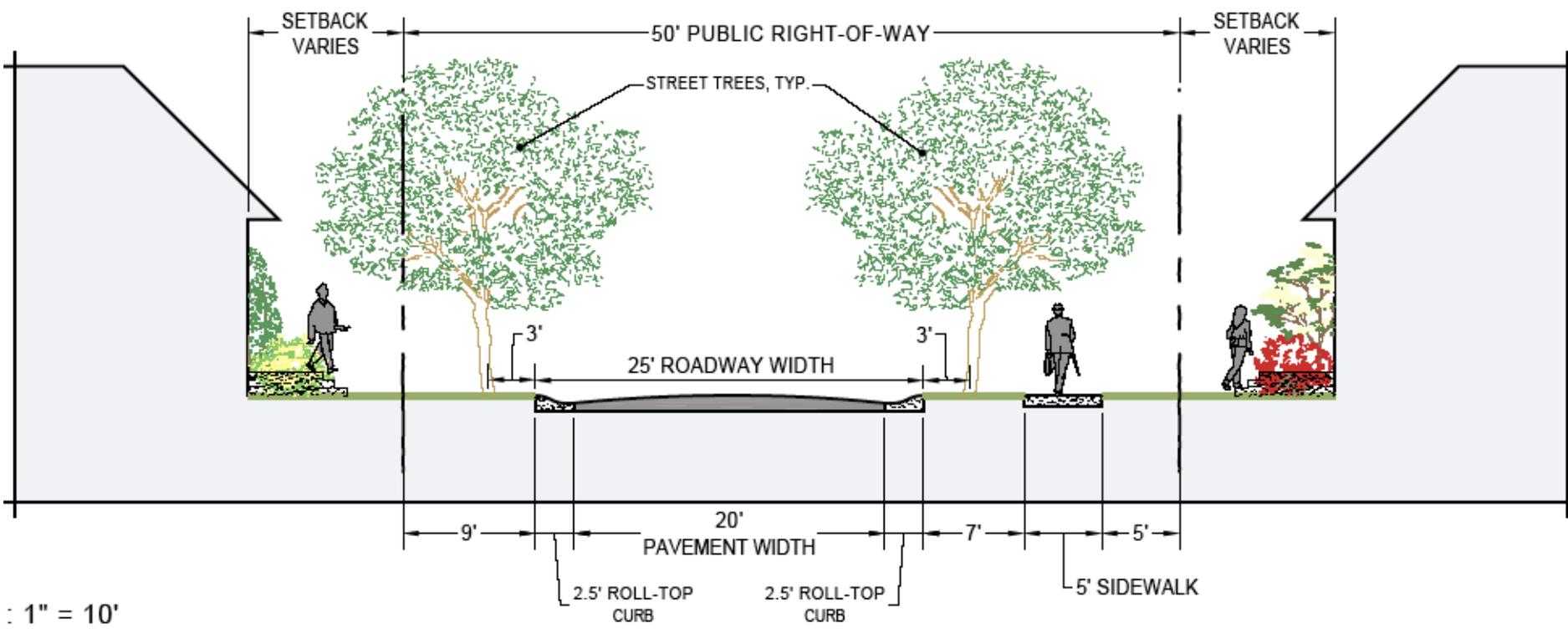
# STREETS BEFORE



# Streets Before



# VDOT STANDARDS



1" = 10'

# STREETS AFTER



# STREETS AFTER



# Streets After



# STREETS AFTER



# Streets After









Office of Housing and  
Community Development  
5320 Palmer Lane #1A  
Williamsburg, VA 23188

- Vaughn Poller - Administrator
- Keith Denny - Housing Project Coordinator
- Marion Paine- Assistant Administrator
- Amy Driscoll - Housing Specialist

Phone – (757) 259-5340